

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Petunia Drive Keysborough VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Keysborough

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

21 Cunningham Parade Keysborough VIC 3173	\$1,050,000	13-Oct-21
1 Bremer Circuit Keysborough VIC 3173	\$1,088,000	20-Sep-21
60 Chi Avenue Keysborough VIC 3173	\$1,148,000	02-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 January 2022



**21 Cunningham Parade
Keysborough VIC 3173**

 4  2  2

Sold Price

\$1,050,000

Sold Date

13-Oct-21

Distance

1.69km



**1 Bremer Circuit Keysborough VIC
3173**

 5  3  2

Sold Price

\$1,088,000

Sold Date

20-Sep-21

Distance

0.26km



**60 Chi Avenue Keysborough VIC
3173**

 4  3  2

Sold Price

^{RS} **\$1,148,000**

Sold Date

02-Dec-21

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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