

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

2 EMILY PROMENADE 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

\$970,000

&

\$1,067,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Keysborough

Period-from

01 Jul 2023

to

30 Jun 2024

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

218 CLARENDON DRIVE KEYSBOROUGH VIC 3173	\$1,125,000	17-Jun-24
16 ROSETTE CRESCENT KEYSBOROUGH VIC 3173	\$976,000	12-Jun-24
2 THOONEN COURT KEYSBOROUGH VIC 3173	\$1,035,000	22-Jun-24

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: 10 July 2024



218 CLARENDON DRIVE KEYSBOROUGH VIC 3173

4 2 2

Sold Price ^{RS} \$1,125,000 ^{UN} Sold Date 17-Jun-24

Distance 0.27km



16 ROSETTE CRESCENT KEYSBOROUGH VIC 3173

4 2 2

Sold Price ^{RS} \$976,000 Sold Date 12-Jun-24

Distance 0.87km



2 THOONEN COURT KEYSBOROUGH VIC 3173

8 3 1

Sold Price ^{RS} \$1,035,000 Sold Date 22-Jun-24

Distance 1.86km

RS = Recent sale UN = Undisclosed Sale

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