

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21 Chapel Road Keysborough, 3173
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$825,000
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Median sale price

Median price	\$795,000	Property Type	HOUSE	Suburb	KEYSBOROUGH
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Period - From	07-Feb-2022	to	06-Feb-2023	Source	REA
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	9 Denbigh Court, Keysborough, Vic 3173	\$830,000	29-Oct-2022
2	16 Bundeena Avenue, Keysborough, Vic 3173	\$800,000	22-Oct-2022
3	50 Piccadilly Crescent, Keysborough, Vic 3173	\$850,000	04-Oct-2022

This statement of information was prepared on 03-Apr-2023 at 10:08:40 AM EST