

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 1/46 Beau Vorno Avenue, Keysborough, VIC 3173

Indicative selling price

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

Single Price \$589,000

Median sale price

Median price \$681,500 Property Type House Suburb Keysborough (3173)

Period - From 01/07/2021 to 30/06/2022 Source pricefinder

Comparable property sales

A 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
10/24-28 YARRAMAN ROAD, NOBLE PARK VIC 3174	\$485,500	22/02/2022
3/14-16 MATHER ROAD, NOBLE PARK VIC 3174	\$418,000	01/03/2022
1/87 BUCKLEY STREET, NOBLE PARK VIC 3174	\$505,000	14/05/2022

This Statement of Information was prepared on: 19/08/2022