

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

7/72 STANLEY ROAD 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Jan 2024

to

31 Dec 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

17 CALLISTEMON AVENUE KEYSBOROUGH VIC 3173	\$690,000	21-Oct-24
18/5 ANNAFEE AVENUE KEYSBOROUGH VIC 3173	\$650,000	27-Jul-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: 19 January 2025



**17 CALLISTEMON AVENUE
KEYSBOROUGH VIC 3173**

2 1 1

Sold Price **\$690,000** Sold Date **21-Oct-24**

Distance **0.88km**



**18/5 ANNAFEE AVENUE
KEYSBOROUGH VIC 3173**

3 2 2

Sold Price **\$650,000** Sold Date **27-Jul-24**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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