

## 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

27 RED BRUSH DRIVE KEYSBOROUGH VIC 3173

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$957,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Keysborough

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7 BLANCHARD AVENUE KEYSBOROUGH VIC 3173 | \$895,000 | 23-Oct-21 |
| 37 RED BRUSH DRIVE KEYSBOROUGH VIC 3173 | \$945,000 | 07-Nov-21 |
| 33 HOMELEIGH ROAD KEYSBOROUGH VIC 3173  | \$975,000 | 18-Jan-22 |

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: 31 March 2022



### 7 BLANCHARD AVENUE KEYSBOROUGH VIC 3173

 3  2  2

Sold Price **\$895,000** Sold Date **23-Oct-21**

Distance -



### 37 RED BRUSH DRIVE KEYSBOROUGH VIC 3173

 3  2  2

Sold Price **\$945,000** Sold Date **07-Nov-21**

Distance -



### 33 HOMELEIGH ROAD KEYSBOROUGH VIC 3173

 4  3  2

Sold Price **\$975,000** Sold Date **18-Jan-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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