

## 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

8 Orrington 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

\$1,490,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$903,900

Property type

House

Suburb

Keysborough

Period-from

01 Feb 2021

to

31 Jan 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

3 Ellsworth Drive Keysborough VIC 3173	\$1,450,000	05-Oct-21
8 Harrington Street Keysborough VIC 3173	\$1,510,000	16-Sep-21
17 Beddington Street Keysborough VIC 3173	\$1,585,000	01-Dec-21

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: 07 February 2022



**3 Ellsworth Drive Keysborough VIC 3173**

Sold Price

**\$1,450,000**

Sold Date

**05-Oct-21**

 4  2  2

Distance

**0.16km**



**8 Harrington Street Keysborough VIC 3173**

Sold Price

**\$1,510,000**

Sold Date

**16-Sep-21**

 4  4  2

Distance

**0.56km**



**17 Beddington Street Keysborough VIC 3173**

Sold Price

<sup>RS</sup> **\$1,585,000**

Sold Date

**01-Dec-21**

 4  3  2

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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