

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 58 Havenstone Drive, Keysborough, VIC 3173

Indicative selling price

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

Price Range \$1,550,000 & \$1,600,000

Median sale price

Median price \$906,000 Property Type House Suburb Keysborough (3173)

Period - From 01/12/2022 to 30/11/2023 Source Corelogic

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 |
|--|-------------|--------------|
| 13 CHI AVENUE, KEYSBOROUGH VIC 3173 | \$1,585,000 | 05/10/2023 |
| 130 STANLEY ROAD, KEYSBOROUGH VIC 3173 | \$1,597,000 | 09/09/2023 |
| 3 WINTHROP COURT, KEYSBOROUGH VIC 3173 | \$1,570,000 | 12/10/2023 |

This Statement of Information was prepared on: 11/12/2023