

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 12 Lymington Street, Keysborough, VIC 3173

Indicative selling price

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

Price Range \$990,000 & \$1,050,000

Median sale price

Median price \$930,000 Property Type House Suburb Keysborough (3173)

Period - From 01/08/2023 to 31/07/2024 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
2 EMILY PROMENADE, KEYSBOROUGH VIC 3173	\$1,030,000	27/07/2024
22 FERNLEAF AVENUE, KEYSBOROUGH VIC 3173	\$988,000	18/05/2024
32 HIDDEN GROVE BOULEVARD, KEYSBOROUGH VIC 3173	\$1,000,000	26/02/2024

This Statement of Information was prepared on: 12/08/2024