

# 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 44 Dahlia Crescent, Keysborough, VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$919,000

&

\$949,000

### Median sale price

Median price

\$932,500

Property Type

House

Suburb

Keysborough (3173)

Period - From

01/04/2021

to

31/03/2022

Source

pricefinder

### 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
5 LINDEN DRIVE, KEYSBOROUGH VIC 3173	\$913,000	03/05/2022
109A CHURCH ROAD, KEYSBOROUGH VIC 3173	\$950,000	21/03/2022
12 NORTHUMBERLAND DRIVE, KEYSBOROUGH VIC 3173	\$940,000	05/03/2022

This Statement of Information was prepared on: 29/06/2022