

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

2 MOORGATE COURT KEYSBOROUGH VIC 3173

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Keysborough

Period-from

01 Aug 2023

to

31 Jul 2024

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

6 MARKHAM COURT KEYSBOROUGH VIC 3173	\$800,000	18-May-24
81 DARREN ROAD KEYSBOROUGH VIC 3173	\$825,000	20-Jul-24
5 WOOLLAHRA AVENUE KEYSBOROUGH VIC 3173	\$850,500	08-Apr-24

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: 01 August 2024


**6 MARKHAM COURT
KEYSBOROUGH VIC 3173**
 3  1  2

Sold Price

^{RS}
\$800,000

Sold Date

18-May-24

Distance

0.45km

**81 DARREN ROAD KEYSBOROUGH
VIC 3173**
 3  1  2

Sold Price

^{RS}
\$825,000

Sold Date

20-Jul-24

Distance

0.31km

**5 WOOLLAHRA AVENUE
KEYSBOROUGH VIC 3173**
 3  1  2

Sold Price

\$850,500

Sold Date

08-Apr-24

Distance

0.83km
RS = Recent sale

UN = Undisclosed Sale

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