

## 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

11 MCMAHEN STREET 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Keysborough

Period-from

01 Apr 2021

to

31 Mar 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 29 POPES ROAD KEYSBOROUGH VIC 3173       | \$720,000 | 21-Oct-21 |
| 240 CHANDLER ROAD KEYSBOROUGH VIC 3173   | \$711,000 | 22-Dec-21 |
| 12 MALCOLM CRESCENT KEYSBOROUGH VIC 3173 | \$726,000 | 18-Nov-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: 05 April 2022



## 29 POPES ROAD KEYSBOROUGH VIC 3173

Sold Price **\$720,000** Sold Date **21-Oct-21**

4 1 2

Distance **0.53km**



## 240 CHANDLER ROAD KEYSBOROUGH VIC 3173

Sold Price **\$711,000** Sold Date **22-Dec-21**

3 1 1

Distance **0.24km**



## 12 MALCOLM CRESCENT KEYSBOROUGH VIC 3173

Sold Price **\$726,000** Sold Date **18-Nov-21**

3 1 2

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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