

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 PICCADILLY CRESCENT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Keysborough

Period-from

01 Jun 2022

to

31 May 2023

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

24 PUTT GROVE KEYSBOROUGH VIC 3173	\$720,000	21-Apr-23
398 CORRIGAN ROAD KEYSBOROUGH VIC 3173	\$752,000	11-Mar-23
2 RUTLAND COURT KEYSBOROUGH VIC 3173	\$766,000	14-Feb-23

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: 14 June 2023



24 PUTT GROVE KEYSBOROUGH VIC 3173

Sold Price

^{RS}
\$720,000

Sold Date

21-Apr-23


3



1



1

Distance

0.38km


398 CORRIGAN ROAD KEYSBOROUGH VIC 3173

Sold Price

\$752,000

Sold Date

11-Mar-23


4



1



-

Distance

0.6km


2 RUTLAND COURT KEYSBOROUGH VIC 3173

Sold Price

\$766,000

Sold Date

14-Feb-23


3



1



3

Distance

0.7km
RS = Recent sale

UN = Undisclosed Sale

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