

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 SYLVAN AVENUE 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

\$559,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Dec 2022

to

30 Nov 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

3/29 ARENA SQUARE NOBLE PARK VIC 3174	\$564,000	12-Aug-23
1/11 KENDRA PLACE KEYSBOROUGH VIC 3173	\$556,000	03-Aug-23
2/26 MOODEMERE STREET NOBLE PARK VIC 3174	\$550,000	12-Sep-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: 15 December 2023



**3/29 ARENA SQUARE NOBLE
PARK VIC 3174**

 2  1  1

Sold Price **\$564,000** Sold Date **12-Aug-23**

Distance **1.68km**



**1/11 KENDRA PLACE
KEYSBOROUGH VIC 3173**

 2  1  1

Sold Price **\$556,000** Sold Date **03-Aug-23**

Distance **0.58km**



**2/26 MOODEMERE STREET NOBLE
PARK VIC 3174**

 2  1  1

Sold Price **\$550,000** Sold Date **12-Sep-23**

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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