

## 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

373 CORRIGAN ROAD KEYSBOROUGH VIC 3173

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$825,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 7 PICCADILLY CRESCENT KEYSBOROUGH VIC 3173 | \$816,000 | 19-Aug-24 |
| 81 DARREN ROAD KEYSBOROUGH VIC 3173        | \$825,000 | 20-Jul-24 |
| 70 LIVERPOOL DRIVE KEYSBOROUGH VIC 3173    | \$866,000 | 27-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: 29 August 2024

**7 PICCADILLY CRESCENT  
KEYSBOROUGH VIC 3173** 3  1  2Sold Price <sup>RS</sup> **\$816,000** <sup>UN</sup> Sold Date **19-Aug-24**Distance **0.77km****81 DARREN ROAD KEYSBOROUGH  
VIC 3173** 3  1  2Sold Price <sup>RS</sup> **\$825,000** Sold Date **20-Jul-24**Distance **0.7km****70 LIVERPOOL DRIVE  
KEYSBOROUGH VIC 3173** 3  2  1Sold Price <sup>RS</sup> **\$866,000** Sold Date **27-Apr-24**Distance **0.83km****RS** = Recent sale**UN** = Undisclosed Sale

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