



T/A George Trakas (ABN/ACN: 97 741 987 801)

Tel: 0434 700 888 Agent No: 085618L
Email: georgetrakas@atrealty.com.au

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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 9 Turrumurra Drive
Keysborough VIC
Including suburb and 3173
postcode

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 \$815,000.00 & \$896,500.00

Median sale price

Median price \$921,900 Property Type House Suburb Keysborough

Period - From 1 Jan 2024 to 31 Dec 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 six 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

Address of comparable property	Price	Date of sale
1	\$	
2	\$	
3	\$	

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 six months.

This Statement of Information was prepared on: 22 January 2025