

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

3/11-13 SMITHFIELD COURT 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Oct 2022

to

30 Sep 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

2/26A MONCUR AVENUE SPRINGVALE VIC 3171

\$590,000

19-Jul-23

2/66 DUNBLANE ROAD NOBLE PARK VIC 3174

\$580,000

02-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: 26 October 2023



2/26A MONCUR AVENUE SPRINGVALE VIC 3171

 3  1  2

Sold Price **\$590,000** Sold Date **19-Jul-23**

Distance **4.01km**



2/66 DUNBLANE ROAD NOBLE PARK VIC 3174

 3  1  2

Sold Price ^{RS} **\$580,000** Sold Date **02-Sep-23**

Distance **4.16km**

RS = Recent sale

UN = Undisclosed Sale

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