

# 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 47 Kingsclere Avenue, Keysborough, VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$830,000

&

\$913,000

### Median sale price

Median price

\$910,000

Property Type

House

Suburb

Keysborough (3173)

Period - From

14/10/2023

to

15/10/2024

Source

Pricefinder and Realestate.com.au

### Comparable property sales

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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
4 MULGOA COURT, KEYSBOROUGH VIC 3173	\$905,000	29/06/2024
14 COLCHESTER COURT, KEYSBOROUGH VIC 3173	\$931,900	19/09/2024
1/25 ABERCROMBIE AVENUE, KEYSBOROUGH VIC 3173	\$760,000	22/05/2024

This Statement of Information was prepared on: 16/10/2024