

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

32/2-22 Breanne Place 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Nov 2020

to

31 Oct 2021

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

18/2-22 Breanne Place Keysborough VIC 3173	-	03-Jul-21
22/19 Peppertree Street Keysborough VIC 3173	\$555,000	24-Jun-21
35 Callistemon Avenue Keysborough VIC 3173	\$590,000	13-Nov-21

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 November 2021



**18/2-22 Breanne Place
 Keysborough VIC 3173**

 2  1  1

Sold Price

- Sold Date **03-Jul-21**

Distance **0.08km**



**22/19 Peppertree Street
 Keysborough VIC 3173**

 2  2  1

Sold Price

\$555,000 Sold Date **24-Jun-21**

Distance **1.41km**



**35 Callistemon Avenue
 Keysborough VIC 3173**

 2  1  2

Sold Price

^{RS} **\$590,000** Sold Date **13-Nov-21**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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