

# 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 36 Colville Crescent, 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

\$800,000

&

\$850,000

### Median sale price

Median price

\$899,000

Property Type

House

Suburb

Keysborough (3173)

Period - From

01/04/2022

to

31/03/2023

Source

pricefinder

### Comparable property sales

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 |
|--------------------------------------------|-----------|--------------|
| 24 COLVILLE CRESCENT, KEYSBOROUGH VIC 3173 | \$837,500 | 28/01/2023   |
| 4 BARNCROFT CRESCENT, KEYSBOROUGH VIC 3173 | \$831,000 | 15/04/2023   |
| 4 PORTOBELLO STREET, KEYSBOROUGH VIC 3173  | \$830,000 | 24/04/2023   |

This Statement of Information was prepared on: 27/04/2023