

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

24/2-22 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

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,271

Property type

Unit

Suburb

Keysborough

Period-from

01 Mar 2022

to

28 Feb 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

27/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173	\$620,000	03-Nov-22
19/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173	\$635,000	23-Feb-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.

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**27/2-22 BREANNE PLACE
KEYSBOROUGH VIC 3173**

2 1 2

Sold Price **\$620,000** Sold Date **03-Nov-22**

Distance **0.02km**



**19/2-22 BREANNE PLACE
KEYSBOROUGH VIC 3173**

2 1 2

Sold Price ^{RS} **\$635,000** Sold Date **23-Feb-23**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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