

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

7 MCSHANE DRIVE KEALBA VIC 3021

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

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Kealba

Period-from

01 Aug 2023

to

31 Jul 2024

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

5 CHILTERN COURT KEALBA VIC 3021	\$635,000	04-Apr-24
8 JENKINS COURT KEALBA VIC 3021	\$625,000	03-Apr-24
122 DRISCOLLS ROAD KEALBA VIC 3021	\$635,000	15-Jun-24

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: 05 August 2024



5 CHILTERN COURT KEALBA VIC 3021

Sold Price

\$635,000

Sold Date **04-Apr-24**

 3  1  1

Distance **0.45km**



8 JENKINS COURT KEALBA VIC 3021

Sold Price

\$625,000

Sold Date **03-Apr-24**

 3  1  2

Distance **0.61km**



122 DRISCOLLS ROAD KEALBA VIC 3021

Sold Price

^{RS} **\$635,000**

Sold Date **15-Jun-24**

 3  1  2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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