

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	23 Locharn Crescent Keysborough, 3173
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$800,000 & \$880,000
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Median sale price

Median price	\$906,000	Property Type	HOUSE	Suburb	KEYSBOROUGH
Period - From	01-Oct-2022	to	30-Sep-2023	Source	Corelogic

Comparable property sales

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
1	5 KENDRA PLACE KEYSBOROUGH VIC 3173	\$852,888	03-Jul-2023
2	36 DEVONSHIRE DRIVE KEYSBOROUGH VIC 3173	\$841,000	03-Jun-2023
3	21 CURRAWONG STREET KEYSBOROUGH VIC 3173	\$850,000	14-Aug-2023

This statement of information was prepared on 10-Jan-2024 at 10:35:21 AM EST