

## 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

169 BLOOMFIELD ROAD KEYSBOROUGH VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$929,500

Property type

House

Suburb

Keysborough

Period-from

01 Nov 2023

to

31 Oct 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

4 MULGOA COURT KEYSBOROUGH VIC 3173	\$905,000	29-Jun-24
14 COLCHESTER COURT KEYSBOROUGH VIC 3173	\$931,900	11-Sep-24
3 BUNDEENA AVENUE KEYSBOROUGH VIC 3173	\$948,500	06-Jul-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: 14 November 2024

Chang Wang

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E [cwang@barryplant.com.au](mailto:cwang@barryplant.com.au)**4 MULGOA COURT KEYSBOROUGH VIC 3173** Sold Price**\$905,000** Sold Date **29-Jun-24**

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Distance **1.01km****14 COLCHESTER COURT KEYSBOROUGH VIC 3173** Sold Price**\$931,900** Sold Date **11-Sep-24**

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Distance **1.86km****3 BUNDEENA AVENUE KEYSBOROUGH VIC 3173** Sold Price**\$948,500** Sold Date **06-Jul-24**

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Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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