

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

38 NARELLAN DRIVE 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Keysborough

Period-from

01 Sep 2023

to

31 Aug 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

32 ELMBANK DRIVE KEYSBOROUGH VIC 3173	\$840,000	06-Jun-24
5 WOOLLAHRA AVENUE KEYSBOROUGH VIC 3173	\$850,500	08-Apr-24
3 KENT COURT KEYSBOROUGH VIC 3173	\$860,000	30-Mar-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: 26 September 2024

**32 ELMBANK DRIVE
KEYSBOROUGH VIC 3173** 3  1  2Sold Price **\$840,000** Sold Date **06-Jun-24**Distance **0.9km****5 WOOLLAHRA AVENUE
KEYSBOROUGH VIC 3173** 3  1  2Sold Price **\$850,500** Sold Date **08-Apr-24**Distance **0.95km****3 KENT COURT KEYSBOROUGH
VIC 3173** 3  1  1Sold Price **\$860,000** Sold Date **30-Mar-24**Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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