

# 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

11 Tracey Close, Keysborough Vic 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$820,000

### Median sale price

Median price \$978,000 Property Type House Suburb Keysborough

Period - From 01/10/2024 to 31/12/2024 Source REIV

### 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 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	133 Bloomfield Rd KEYSBOROUGH 3173	\$765,000	16/11/2024
2	19 Hedgeley Rd KEYSBOROUGH 3173	\$790,000	25/10/2024
3	27 Somerset Dr KEYSBOROUGH 3173	\$822,000	31/07/2024

**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 six months.~~

This Statement of Information was prepared on:

30/01/2025 10:15



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 662 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000 - \$820,000  
**Median House Price**  
 December quarter 2024: \$978,000

## Comparable Properties



**133 Bloomfield Rd KEYSBOROUGH 3173 (REI/VG)**

Agent Comments



**Price:** \$765,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)  
**Land Size:** 522 sqm approx



**19 Hedgeley Rd KEYSBOROUGH 3173 (REI/VG)**

Agent Comments



**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 25/10/2024  
**Property Type:** House  
**Land Size:** 536 sqm approx



**27 Somerset Dr KEYSBOROUGH 3173 (REI/VG)**

Agent Comments



**Price:** \$822,000  
**Method:** Private Sale  
**Date:** 31/07/2024  
**Property Type:** House  
**Land Size:** 534 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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