

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

16 BEND ROAD 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

\$975,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$931,900

Property type

House

Suburb

Keysborough

Period-from

01 Jan 2024

to

31 Dec 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

13 NEWSON STREET KEYSBOROUGH VIC 3173	\$958,888	07-Mar-24
12 CHOPARD AVENUE WATERWAYS VIC 3195	\$1,080,000	05-Nov-24
22 FERNLEAF AVENUE KEYSBOROUGH VIC 3173	\$988,000	18-May-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: 13 January 2025



**13 NEWSON STREET
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price **\$958,888** Sold Date **07-Mar-24**

Distance **1.17km**



**12 CHOPARD AVENUE
WATERWAYS VIC 3195**

 3  2  2

Sold Price **\$1,080,000** Sold Date **05-Nov-24**

Distance **4.01km**



**22 FERNLEAF AVENUE
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price **\$988,000** Sold Date **18-May-24**

Distance **0.72km**

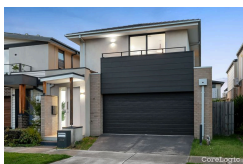


**38 DRESDEN DRIVE WATERWAYS
VIC 3195**

 3  2  2

Sold Price **\$988,888** Sold Date **13-Jul-24**

Distance **3.9km**



**28A HOMELEIGH ROAD
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price **\$975,000** Sold Date **24-Feb-24**

Distance **1.86km**

RS = Recent sale UN = Undisclosed Sale

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