

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 12 Hardy Loop, Keysborough, VIC 3173

Indicative selling price

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

Price Range

\$675,000

&

\$725,000

Median sale price

Median price

\$707,550

Property Type

Townhouse

Suburb

Keysborough (3173)

Period - From

01/04/2024

to

31/03/2025

Source

pricefinder

Comparable property sales

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
7/72 STANLEY ROAD, KEYSBOROUGH VIC 3173	\$685,000	21/01/2025
2 HARDY LOOP, KEYSBOROUGH VIC 3173	\$700,000	16/12/2024
20 CALIBRE RETREAT, KEYSBOROUGH VIC 3173	\$700,000	19/03/2025

This Statement of Information was prepared on: 04/04/2025