

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

2/19 PEPPERTREE STREET 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,000

Property type

Townhouse

Suburb

Keysborough

Period-from

01 Mar 2024

to

28 Feb 2025

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

9 SULLIVANS WALK KEYSBOROUGH VIC 3173	\$600,000	23-Jan-25
16 HARDY LOOP KEYSBOROUGH VIC 3173	\$611,000	22-Feb-25
3 CALIBRE RETREAT KEYSBOROUGH VIC 3173	\$618,000	17-Oct-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 March 2025



9 SULLIVANS WALK KEYSBOROUGH VIC 3173

2 2 -

Sold Price **\$600,000** Sold Date **23-Jan-25**

Distance **1.39km**



16 HARDY LOOP KEYSBOROUGH VIC 3173

2 2 1

Sold Price ^{RS} **\$611,000** Sold Date **22-Feb-25**

Distance **1.39km**



3 CALIBRE RETREAT KEYSBOROUGH VIC 3173

2 2 1

Sold Price **\$618,000** Sold Date **17-Oct-24**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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