# **Statement of Information**

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## **Property offered for sale**

	2 Allawah Close, Keysborough, VIC 3173
postcode	

#### Indicative selling price

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

Price Range	\$890,000	&	\$950,000
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#### Median sale price

Median price	\$948,250		Property Typ	e Hous	е	Suburb	Keysborough (3173)
Period - From	01/10/2024	to	30/09/2025	Source	pricefinder		

## **Comparable property sales**

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
92 KINGSCLERE AVENUE, KEYSBOROUGH VIC 3173	\$950,000	14/06/2025
13 PARRAMATTA CRESCENT, NOBLE PARK VIC 3174	\$907,500	09/09/2025
17 CHEVIOT ROAD, KEYSBOROUGH VIC 3173	\$930,000	05/07/2025

This Statement of Information was prepared on: 02/10/2025	This Statement of Information was prepared on:	02/10/2025
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