# 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 LOWELL	<b>DRIVE KEYSBOROUGH VIC 3173</b>	5
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### 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		\$1,375,000	&	\$1,440,000
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$940,000	Prop	erty type	House		Suburb	Keysborough
Period-from	01 Jun 2024	to	31 May 2	025	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 ELLSWORTH DRIVE KEYSBOROUGH VIC 3173	\$1,430,000	08-Feb-25
23 TREBILCO AVENUE KEYSBOROUGH VIC 3173	\$1,420,000	03-May-25
1 DAYLILY DRIVE KEYSBOROUGH VIC 3173	\$1,378,000	24-May-25

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: 11 June 2025



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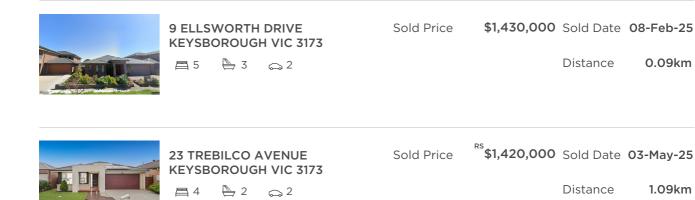
first national Hall & Partners chen liu M 0451384722 E chen.l@hallfn.com.au

0.09km

1.09km

Distance

Distance



<sup>RS</sup>\$1,378,000 Sold Date 24-May-25 1 DAYLILY DRIVE KEYSBOROUGH Sold Price **VIC 3173** Distance 0.84km 酉 4 3 **a** 2

**RS** = Recent sale UN = Undisclosed Sale

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