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	36 Patricia Loop, Keysborough, VIC 3173

Indicative selling price

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

Price Range	$1,180,000	&	$1,230,000

Median sale price

Median price	$930,000	Property Type	House	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
16 TAMARIND CLOSE, KEYSBOROUGH VIC 3173	$1,180,000	03/05/2025
28 ACCRA STREET, KEYSBOROUGH VIC 3173	$1,211,000	26/04/2025
133 CLARENDON DRIVE, KEYSBOROUGH VIC 3173	$1,200,000	05/04/2025

This Statement of Information was prepared on: 27/05/2025