

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

38 WESTWOOD BOULEVARD 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$932,888

Property type

House

Suburb

Keysborough

Period-from

01 Jun 2022

to

31 May 2023

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

16 MILLINERS AVENUE KEYSBOROUGH VIC 3173	\$1,155,000	28-Feb-23
23 SNOWDROP DRIVE KEYSBOROUGH VIC 3173	\$1,197,500	18-Feb-23
21 FAIRTHORNE STREET KEYSBOROUGH VIC 3173	\$1,250,000	23-Feb-23

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: 21 June 2023



**16 MILLINERS AVENUE
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$1,155,000** Sold Date **28-Feb-23**

Distance **0.47km**



**23 SNOWDROP DRIVE
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$1,197,500** Sold Date **18-Feb-23**

Distance **0.69km**



**21 FAIRTHORNE STREET
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$1,250,000** Sold Date **23-Feb-23**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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