

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

4 WATTLESEED WAY 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$931,900

Property type

House

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

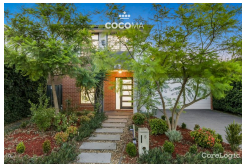
Date of sale

| | | |
|---|-------------|-----------|
| 5 KOTIKO ROAD KEYSBOROUGH VIC 3173 | \$1,420,000 | 22-Feb-25 |
| 8 LAGRANGE MEWS KEYSBOROUGH VIC 3173 | \$1,460,000 | 14-Dec-24 |
| 19 BEDDINGTON STREET KEYSBOROUGH VIC 3173 | \$1,460,000 | 16-Nov-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: 03 March 2025

**5 KOTIKO ROAD KEYSBOROUGH
VIC 3173** 4  2  2

Sold Price

^{RS} **\$1,420,000** Sold Date **22-Feb-25**Distance **0.53km****8 LAGRANGE MEWS
KEYSBOROUGH VIC 3173** 4  2  2

Sold Price

^{RS} **\$1,460,000** Sold Date **14-Dec-24**Distance **0.48km****19 BEDDINGTON STREET
KEYSBOROUGH VIC 3173** 5  3  2

Sold Price

\$1,460,000 Sold Date **16-Nov-24**Distance **0.51km****RS** = Recent sale**UN** = Undisclosed Sale

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