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	1 ELYSIAN PLACE 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	$855,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Keysborough
Period-from	01 Nov 2022	to	31 Oct 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
1/25 ORLANDO CRESCENT KEYSBOROUGH VIC 3173	$792,000	08-Jul-23
4 AZURE CRESCENT KEYSBOROUGH VIC 3173	$845,000	30-May-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: 13 November 2023

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1/25 ORLANDO CRESCENT KEYSBOROUGH VIC 3173

3 2 2

Sold Price **$792,000** Sold Date **08-Jul-23**

Distance **0.64km**



4 AZURE CRESCENT KEYSBOROUGH VIC 3173

3 2 2

Sold Price **$845,000** Sold Date **30-May-23**

Distance **0.16km**

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

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