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	8/2-22 BREANNE 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~~		or range between	$598,888	&	$638,888

Median sale price

(*Delete house or unit as applicable)

Median Price	$679,500	Property type	Unit	Suburb	Keysborough
Period-from	01 Feb 2023	to	31 Jan 2024	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
27/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173	$620,000	03-Nov-22
34/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173	$630,000	22-Aug-22

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: 01 February 2024

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27/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173

2 1 2

Sold Price **$620,000** Sold Date **03-Nov-22**

Distance **0.03km**



34/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173

2 1 1

Sold Price **$630,000** Sold Date **22-Aug-22**

Distance **0.07km**

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

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