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	4/11 KENDRA 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	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$686,000	Property type	Unit	Suburb	Keysborough
Period-from	01 Jun 2023	to	31 May 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
23/19 PEPPERTREE STREET KEYSBOROUGH VIC 3173	$615,000	28-Mar-24
8/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173	$640,000	14-Feb-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: 05 June 2024

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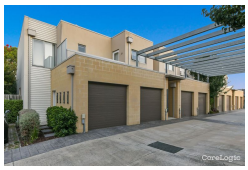

23/19 PEPPERTREE STREET KEYSBOROUGH VIC 3173

2 1 1

Sold Price RS **$615,000** Sold Date **28-Mar-24**

Distance **1.82km**



8/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173

- 1 1

Sold Price **$640,000** Sold Date **14-Feb-24**

Distance **3.11km**

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

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