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	9 Ellsworth Drive, Keysborough, VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,280,000 & $1,350,000

Median sale price

Median price $930,000 Property Type House Suburb Keysborough

Period - From 11/06/2024 to 10/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2 Hartwell Street Keysborough Vic 3173	$1,277,000	2024-12-07
2 32 Tulip Way Keysborough Vic 3173	$1,383,500	2024-12-07
3 12 Daffodil Drive, Keysborough Vic 3173	$1,325,000	2024-10-05

This Statement of Information was prepared on: 11/12/2024