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<br>Including suburb and postcode | 133 Clarendon Drive, Keysborough VIC 3173 |

## Indicative selling price

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

Range between $1,100,000 & $1,150,000

## Median sale price

Median price $931,900 Property Type House Suburb Keysborough

Period - From 14/08/2024 to 12/02/2025 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 |
|---|---|---|
| 17 Trebilco Avenue Keysborough VIC 3173 | $1,125,000 | 18/10/2024 |
| 69 Westwood Boulevard Keysborough VIC 3173 | $1,150,000 | 21/10/2024 |
| 25 Trebilco Avenue Keysborough VIC 3173 | $1,152,000 | 02/12/2024 |

This Statement of Information was prepared on: 14/02/2025