

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

1/34 TURRAMURRA DRIVE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,500

Property type

Unit

Suburb

Keysborough

Period-from

01 Apr 2023

to

31 Mar 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

1/26 MOODEMERE STREET NOBLE PARK VIC 3174	\$600,000	07-Mar-24
6/39-41 PATERSON ROAD SPRINGVALE SOUTH VIC 3172	\$630,000	05-Oct-23
7/90 ATHOL ROAD SPRINGVALE SOUTH VIC 3172	\$630,000	28-Oct-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: 05 April 2024



**1/26 MOODEMERE STREET NOBLE
PARK VIC 3174**

3 1 1

Sold Price

^{RS} **\$600,000**

Sold Date **07-Mar-24**

Distance **1.19km**



**6/39-41 PATERSON ROAD
SPRINGVALE SOUTH VIC 3172**

3 1 1

Sold Price

\$630,000

Sold Date **05-Oct-23**

Distance **1.74km**



**7/90 ATHOL ROAD SPRINGVALE
SOUTH VIC 3172**

3 1 1

Sold Price

Sold Date **28-Oct-23**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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