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 Alderberry Road, Keysborough Vic 3173

Indicative selling price

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

Range between $1,580,000 & $1,690,000

Median sale price

Median price $980,000   Property Type House   Suburb Keysborough

Period - From 01/01/2024 to 31/03/2024   Source REIV

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 six 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 19 Soho Ct KEYSBOROUGH 3173	$1,400,000	04/04/2024
2 25 Cabinda Dr KEYSBOROUGH 3173	$1,601,000	09/03/2024
3 16 Chi Av KEYSBOROUGH 3173	$1,500,000	22/12/2023

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 six months.~~

This Statement of Information was prepared on: 30/05/2024 16:58

CONSUMER AFFAIRS VICTORIA

1 Alderberry Road, Keysborough Vic 3173

Sean Lin
8849 8088
0452 050 331
seanlin@jelliscraig.com.au

Jellis Craig

🛏 5　🛁 5　🚗 2

Property Type: House
Land Size: 414 sqm approx

Agent Comments

Indicative Selling Price
$1,580,000 - $1,690,000
Median House Price
March quarter 2024: $980,000

Comparable Properties

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19 Soho Ct KEYSBOROUGH 3173 (REI)

🛏 5　🛁 4　🚗 2

Price: $1,400,000
Method:
Date: 04/04/2024
Property Type: House

Agent Comments

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25 Cabinda Dr KEYSBOROUGH 3173 (REI)

🛏 5　🛁 3　🚗 4

Price: $1,601,000
Method:
Date: 09/03/2024
Property Type: House

Agent Comments

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16 Chi Av KEYSBOROUGH 3173 (REI)

🛏 5　🛁 4　🚗 2

Price: $1,500,000
Method:
Date: 22/12/2023
Property Type: House

Agent Comments

Account - Jellis Craig　|　P: 03 88498088