

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 ELYSIAN 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

Unit

Suburb

Keysborough

Period-from

01 Sep 2022

to

31 Aug 2023

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

4 AZURE CRESCENT KEYSBOROUGH VIC 3173	\$845,000	30-May-23
4 PORTOBELLO STREET KEYSBOROUGH VIC 3173	\$830,000	17-Apr-23
1/25 ORLANDO CRESCENT KEYSBOROUGH VIC 3173	\$792,000	08-Jul-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: 07 September 2023



**4 AZURE CRESCENT
KEYSBOROUGH VIC 3173**

3 2 2

Sold Price **\$845,000** Sold Date **30-May-23**

Distance **0.16km**



**4 PORTOBELLO STREET
KEYSBOROUGH VIC 3173**

3 2 2

Sold Price **\$830,000** Sold Date **17-Apr-23**

Distance **0.62km**



**1/25 ORLANDO CRESCENT
KEYSBOROUGH VIC 3173**

3 2 2

Sold Price **\$792,000** Sold Date **08-Jul-23**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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