

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

13 HAKEA 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,250

Property type

Unit

Suburb

Keysborough

Period-from

01 Feb 2023

to

31 Jan 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

21 EVERGREEN BOULEVARD KEYSBOROUGH VIC 3173	\$860,000	25-Nov-23
2/69 CENTRE DANDENONG ROAD DINGLEY VILLAGE VIC 3172	\$820,000	11-Jan-24
551 LOWER DANDENONG ROAD DINGLEY VILLAGE VIC 3172	\$855,000	18-Feb-24

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: 26 February 2024



**21 EVERGREEN BOULEVARD
KEYSBOROUGH VIC 3173**

3 2 2

Sold Price **\$860,000** Sold Date **25-Nov-23**

Distance **1.8km**



**2/69 CENTRE DANDENONG ROAD
DINGLEY VILLAGE VIC 3172**

3 1 2

Sold Price ^{RS} **\$820,000** Sold Date **11-Jan-24**

Distance **3.24km**



**551 LOWER DANDENONG ROAD
DINGLEY VILLAGE VIC 3172**

3 1 2

Sold Price ^{RS} **\$855,000** Sold Date **18-Feb-24**

Distance **3.26km**

RS = Recent sale

UN = Undisclosed Sale

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