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	14 Malabar Court, Keysborough Vic 3173
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000 &	\$850,000
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Median sale price

Median price	\$955,000	Pro	perty Type	House		Suburb	Keysborough
Period - From	01/10/2022	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	2 Nambour Rd KEYSBOROUGH 3173	\$900,000	11/11/2023
2	18 Yennora Ct KEYSBOROUGH 3173	\$845,000	28/10/2023
3	23 Stanley Rd KEYSBOROUGH 3173	\$811,000	12/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/12/2023 11:37





Jimmy Zhang 8849 8088 0430 388 348 jimmyzhang@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$850,000 **Median House Price** Year ending September 2023: \$955,000



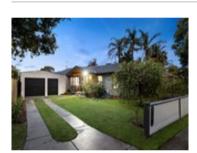


Rooms: 4

Property Type: House (Res) Land Size: 599 sqm approx

Agent Comments

Comparable Properties



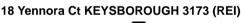
2 Nambour Rd KEYSBOROUGH 3173 (REI)

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Price: \$900,000 Method: Auction Sale Date: 11/11/2023

Property Type: House (Res) Land Size: 578 sqm approx











Price: \$845,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res) Land Size: 566 sqm approx







23 Stanley Rd KEYSBOROUGH 3173 (REI/VG) Agent Comments

Agent Comments

Agent Comments



Price: \$811,000 Method: Auction Sale Date: 12/08/2023

Property Type: House (Res) Land Size: 531 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



