

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

14 Malabar Court, Keysborough Vic 3173

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$955,000 Property 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	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 comparable properties 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



Rooms: 4

Property Type: House (Res)

Land Size: 599 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending September 2023: \$955,000

Comparable Properties



2 Nambour Rd KEYSBOROUGH 3173 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 578 sqm approx



18 Yennora Ct KEYSBOROUGH 3173 (REI)

Agent Comments



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



Price: \$811,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 531 sqm approx