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 Marwood Walk, Keysborough Vic 3173

Indicative selling price

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

Range between $550,000 & $575,000

Median sale price

Median price	$749,000	Property Type	Unit	Suburb	Keysborough
Period - From	01/01/2023	to 31/12/2023		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	23/108 Church Rd KEYSBOROUGH 3173	$660,000	10/12/2023
2	23/19 Peppertree St KEYSBOROUGH 3173	$615,000	28/03/2024
3	12 Sylvan Av KEYSBOROUGH 3173	$530,000	21/12/2023

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: 10/04/2024 15:03

14 Marwood Walk, Keysborough Vic 3173

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🛏 2   🛁 1   🚗 1

Property Type: House (Res)
Land Size: 150 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $575,000
Median Unit Price
Year ending December 2023: $749,000

Comparable Properties

23/108 Church Rd KEYSBOROUGH 3173 (VG)

🛏 2   🛁 -   🚗 -

Price: $660,000
Method: Sale
Date: 10/12/2023
Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments

23/19 Peppertree St KEYSBOROUGH 3173 (REI)

🛏 2   🛁 1   🚗 1

Price: $615,000
Method: Sold Before Auction
Date: 28/03/2024
Property Type: Unit

Agent Comments

12 Sylvan Av KEYSBOROUGH 3173 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $530,000
Method: Private Sale
Date: 21/12/2023
Property Type: Unit
Land Size: 239 sqm approx

Agent Comments

Account - Jellis Craig