

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



 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) Agent Comments

 2  -  -

Price: \$660,000

Method: Sale

Date: 10/12/2023

Property Type: Strata Unit/Townhouse -
Conjoined



23/19 Peppertree St KEYSBOROUGH 3173 (REI) Agent Comments

 2  1  1

Price: \$615,000

Method: Sold Before Auction

Date: 28/03/2024

Property Type: Unit



12 Sylvan Av KEYSBOROUGH 3173 (REI/VG) Agent Comments

 2  2  1

Price: \$530,000

Method: Private Sale

Date: 21/12/2023

Property Type: Unit

Land Size: 239 sqm approx

Account - Jellis Craig



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