

## 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

149 BLOOMFIELD ROAD KEYSBOROUGH VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$789,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,500

Property type

House

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

7 APOLLO COURT KEYSBOROUGH VIC 3173	\$720,000	18-Jan-24
27 GLENTHORNE DRIVE KEYSBOROUGH VIC 3173	\$762,000	25-Aug-23
4 WALWORTH COURT KEYSBOROUGH VIC 3173	\$800,000	05-Sep-23

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: 15 February 2024

**7 APOLLO COURT KEYSBOROUGH VIC 3173**3  1  3 

Sold Price

<sup>RS</sup> **\$720,000** <sup>UN</sup>

Sold Date

**18-Jan-24**

Distance

**0.85km****27 GLENTHORNE DRIVE KEYSBOROUGH VIC 3173**3  1  2 

Sold Price

**\$762,000**

Sold Date

**25-Aug-23**

Distance

**0.86km****4 WALWORTH COURT KEYSBOROUGH VIC 3173**3  1  2 

Sold Price

**\$800,000**

Sold Date

**05-Sep-23**

Distance

**1.55km**

RS = Recent sale

UN = Undisclosed Sale

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