

## 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

20/220 CHAPEL 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Apr 2023

to

31 Mar 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

9 JACARANDA LANE KEYSBOROUGH VIC 3173	\$755,000	09-Dec-23
29 GRASSLANDS LOOP KEYSBOROUGH VIC 3173	\$780,000	12-Apr-24
7/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173	\$830,000	18-Feb-24

OR

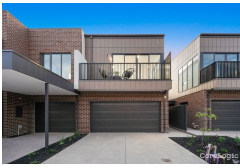
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 April 2024

Chang Wang

M 0450706668

E cwang@barryplant.com.au

**9 JACARANDA LANE  
KEYSBOROUGH VIC 3173**

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Sold Price **\$755,000** Sold Date **09-Dec-23**Distance **0.47km****29 GRASSLANDS LOOP  
KEYSBOROUGH VIC 3173**

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Sold Price <sup>RS</sup> **\$780,000** Sold Date **12-Apr-24**Distance **0.5km****7/2-22 BREANNE PLACE  
KEYSBOROUGH VIC 3173**

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Sold Price **\$830,000** Sold Date **18-Feb-24**Distance **1.6km****RS** = Recent sale**UN** = Undisclosed Sale

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