

# 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 Petunia Drive, Keysborough, VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,150,000 & \$1,250,000

### Median sale price

Median price \$906,000 Property Type House Suburb Keysborough (3173)

Period - From 01/12/2022 to 30/11/2023 Source Corelogic

### Comparable property sales

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
18 EMILY PROMENADE, KEYSBOROUGH VIC 3173	\$1,150,000	17/11/2023
39 OLIVETREE DRIVE, KEYSBOROUGH VIC 3173	\$1,235,000	23/09/2023
73 STANLEY ROAD, KEYSBOROUGH VIC 3173	\$1,165,000	13/10/2023

This Statement of Information was prepared on: 04/12/2023