

# 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 21 Triton 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

\$800,000

&

\$880,000

### Median sale price

Median price

\$890,000

Property Type

House

Suburb

Keysborough (3173)

Period - From

01/07/2022

to

30/06/2023

Source

pricfinder

### Comparable property sales

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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

69 LIVERPOOL DRIVE, KEYSBOROUGH VIC 3173	\$868,000	08/06/2023
111 KINGSCLERE AVENUE, KEYSBOROUGH VIC 3173	\$830,000	06/04/2023
36 FESTIVAL CRESCENT, KEYSBOROUGH VIC 3173	\$800,000	10/06/2023

This Statement of Information was prepared on: 12/07/2023