

## 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

23 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Land

Suburb

Keysborough

Period-from

01 Nov 2022

to

31 Oct 2023

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

1 PORTOBELLO STREET KEYSBOROUGH VIC 3173	\$920,000	02-Sep-23
10 SOLSBURY CRESCENT KEYSBOROUGH VIC 3173	\$935,000	09-May-23
1 TALISKER STREET KEYSBOROUGH VIC 3173	\$965,000	29-Jul-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: 09 November 2023

**1 PORTOBELLO STREET  
KEYSBOROUGH VIC 3173**

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Sold Price <sup>RS</sup> **\$920,000** <sup>UN</sup> Sold Date **02-Sep-23**Distance **1.67km****10 SOLSBURY CRESCENT  
KEYSBOROUGH VIC 3173**

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Sold Price **\$935,000** Sold Date **09-May-23**Distance **1.12km****1 TALISKER STREET  
KEYSBOROUGH VIC 3173**

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Sold Price <sup>RS</sup> **\$965,000** Sold Date **29-Jul-23**Distance **1.62km****RS** = Recent sale**UN** = Undisclosed Sale

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