

## 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

24 CABINDA 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$906,000

Property type

House

Suburb

Keysborough

Period-from

01 Dec 2022

to

30 Nov 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

2 ASHLEIGH STREET KEYSBOROUGH VIC 3173	\$780,000	27-Aug-23
23 STANLEY ROAD KEYSBOROUGH VIC 3173	\$811,000	12-Aug-23
31 KINNOUL AVENUE KEYSBOROUGH VIC 3173	\$840,000	21-Oct-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: 07 December 2023

**2 ASHLEIGH STREET  
KEYSBOROUGH VIC 3173**

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Sold Price **\$780,000** Sold Date **27-Aug-23**Distance **0.53km****23 STANLEY ROAD  
KEYSBOROUGH VIC 3173**

3 2 -

Sold Price **\$811,000** Sold Date **12-Aug-23**Distance **0.72km****31 KINNOUL AVENUE  
KEYSBOROUGH VIC 3173**

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Sold Price <sup>RS</sup> **\$840,000** Sold Date **21-Oct-23**Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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