

## 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

30 BARNCROFT CRESCENT 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

\$620,000

&

\$682,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

29/108 CHURCH ROAD KEYSBOROUGH VIC 3173	\$650,000	11-May-23
24/170 CHAPEL ROAD KEYSBOROUGH VIC 3173	\$670,000	20-Oct-23
14/72 STANLEY ROAD KEYSBOROUGH VIC 3173	\$682,000	11-Sep-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 November 2023

**29/108 CHURCH ROAD  
KEYSBOROUGH VIC 3173**

3 2 1

Sold Price **\$650,000** Sold Date **11-May-23**Distance **0.25km****24/170 CHAPEL ROAD  
KEYSBOROUGH VIC 3173**

3 2 1

Sold Price <sup>RS</sup> **\$670,000** Sold Date **20-Oct-23**Distance **1.51km****14/72 STANLEY ROAD  
KEYSBOROUGH VIC 3173**

3 2 1

Sold Price <sup>RS</sup> **\$682,000** <sup>UN</sup> Sold Date **11-Sep-23**Distance **0.54km****RS** = Recent sale**UN** = Undisclosed Sale

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