

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 35 Balgowlah Avenue, Keysborough, VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$700,000

&

\$770,000

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

27 GLENTHORNE DRIVE, KEYSBOROUGH VIC 3173

\$762,000

25/08/2023

320 CHANDLER ROAD, KEYSBOROUGH VIC 3173

\$770,000

24/08/2023

2 NARELLAN DRIVE, KEYSBOROUGH VIC 3173

\$770,000

23/09/2023

This Statement of Information was prepared on: 08/12/2023