

## 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

39 HOMELEIGH ROAD 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

\$799,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$997,100

Property type

Land

Suburb

Keysborough

Period-from

01 Jan 2023

to

31 Dec 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

9 JACARANDA LANE KEYSBOROUGH VIC 3173	\$755,000	18-Dec-23
3 BLANCHARD AVENUE KEYSBOROUGH VIC 3173	\$845,000	18-Nov-23
2 FINDLAY CRESCENT KEYSBOROUGH VIC 3173	\$883,000	22-Nov-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: 10 January 2024

**9 JACARANDA LANE  
KEYSBOROUGH VIC 3173**

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Sold Price <sup>RS</sup> **\$755,000** Sold Date **18-Dec-23**Distance **0.17km****3 BLANCHARD AVENUE  
KEYSBOROUGH VIC 3173**

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Sold Price <sup>RS</sup> **\$845,000** Sold Date **18-Nov-23**Distance **0.84km****2 FINDLAY CRESCENT  
KEYSBOROUGH VIC 3173**

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Sold Price <sup>RS</sup> **\$883,000** Sold Date **22-Nov-23**Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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