

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

4 BARLOW STREET KEYSBOROUGH VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Keysborough

Period-from

01 May 2023

to

30 Apr 2024

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 GARDEN COURT KEYSBOROUGH VIC 3173 | \$710,000 | 24-Nov-23 |
| 26 JESSIE STREET NOBLE PARK VIC 3174 | \$890,000 | 04-May-24 |
| | | |

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: 14 May 2024

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**1 GARDEN COURT KEYSBOROUGH
VIC 3173**

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Sold Price

\$710,000

Sold Date

24-Nov-23

Distance

1.6km**26 JESSIE STREET NOBLE PARK
VIC 3174**

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Sold Price

^{RS} **\$890,000**

Sold Date

04-May-24

Distance

1.68km**RS** = Recent sale**UN** = Undisclosed Sale

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