

## 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

5 WOOLLAHRA AVENUE 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

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Keysborough

Period-from

01 Mar 2023

to

29 Feb 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

7 BALGOWLAH AVENUE KEYSBOROUGH VIC 3173	\$787,000	03-Feb-24
118 DARREN ROAD KEYSBOROUGH VIC 3173	\$790,000	04-Nov-23
13 NEWTON COURT KEYSBOROUGH VIC 3173	\$802,000	21-Dec-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: 26 March 2024

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**7 BALGOWLAH AVENUE  
KEYSBOROUGH VIC 3173**

 3  1  1

Sold Price

<sup>RS</sup>

**\$787,000**

Sold Date

**03-Feb-24**

Distance

**0.76km**



**118 DARREN ROAD KEYSBOROUGH  
VIC 3173**

 3  1  2

Sold Price

**\$790,000**

Sold Date

**04-Nov-23**

Distance

**0.56km**



**13 NEWTON COURT  
KEYSBOROUGH VIC 3173**

 3  1  2

Sold Price

**\$802,000**

Sold Date

**21-Dec-23**

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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