

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 59 Festival Crescent, Keysborough Vic 3173

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$938,500 Property Type House Suburb Keysborough

Period - From 09/05/2023 to 08/05/2024 Source REIV

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 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
1	12 Thurbro Dr KEYSBOROUGH 3173	\$823,000	10/11/2023
2	54 Festival Cr KEYSBOROUGH 3173	\$799,000	02/03/2024
3	11 Kilbride St KEYSBOROUGH 3173	\$775,000	16/03/2024

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 six months.~~

This Statement of Information was prepared on: 09/05/2024 11:12



3 1 2

Property Type: House
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
09/05/2023 - 08/05/2024: \$938,500

Comparable Properties



12 Thurbro Dr KEYSBOROUGH 3173 (REI/VG) **Agent Comments**

3 2 2

Price: \$823,000
Method: Sold Before Auction
Date: 10/11/2023
Property Type: House (Res)
Land Size: 538 sqm approx



54 Festival Cr KEYSBOROUGH 3173 (REI/VG) **Agent Comments**

3 1 2

Price: \$799,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 582 sqm approx



11 Kilbride St KEYSBOROUGH 3173 (REI) **Agent Comments**

3 1 1

Price: \$775,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 556 sqm approx