

## 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

61/220 CHAPEL 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

\$850,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Other

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

10 COLVILLE CRESCENT KEYSBOROUGH VIC 3173	\$895,000	18-Nov-23
31A HOMELEIGH ROAD KEYSBOROUGH VIC 3173	\$880,000	13-Mar-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: 26 March 2024



**10 COLVILLE CRESCENT  
KEYSBOROUGH VIC 3173**

 4  2  2

Sold Price **\$895,000** Sold Date **18-Nov-23**

Distance **1.5km**



**31A HOMELEIGH ROAD  
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price <sup>RS</sup> **\$880,000** Sold Date **13-Mar-24**

Distance **0.44km**

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

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