

## 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

63 FESTIVAL CRESCENT 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

\$700,000

&

\$770,000

### 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

7 APOLLO COURT KEYSBOROUGH VIC 3173	\$720,000	18-Jan-24
243 CHELTENHAM ROAD KEYSBOROUGH VIC 3173	\$760,000	06-Apr-24
3 AUBIN COURT KEYSBOROUGH VIC 3173	\$770,000	04-Apr-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: 08 May 2024

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**7 APOLLO COURT KEYSBOROUGH  
VIC 3173**

3 1 3

Sold Price

**\$720,000**

Sold Date

**18-Jan-24**

Distance

**0.97km****243 CHELTENHAM ROAD  
KEYSBOROUGH VIC 3173**

3 1 2

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date

**06-Apr-24**

Distance

**0.42km****3 AUBIN COURT KEYSBOROUGH  
VIC 3173**

3 1 2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**04-Apr-24**

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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