

## 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

7/72 STANLEY 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

\$678,888

&

\$708,888

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

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

Address of comparable property	Price	Date of sale
13/72 STANLEY ROAD KEYSBOROUGH VIC 3173	\$700,100	23-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.

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Corey Le  
M 0417311491  
E ckle@bigginScott.com.au



**13/72 STANLEY ROAD  
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price <sup>RS</sup> **\$700,100** Sold Date **23-Apr-24**

Distance **0.02km**

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

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