

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 BALGOWLAH AVENUE KEYSBOROUGH VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Keysborough

Period-from

01 Feb 2023

to

31 Jan 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
13 YORK COURT KEYSBOROUGH VIC 3173	\$730,000	19-Dec-23
6 CHEVIOT ROAD KEYSBOROUGH VIC 3173	\$750,500	07-Oct-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: 06 February 2024

**7 APOLLO COURT KEYSBOROUGH
VIC 3173**

3 1 3

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date

18-Jan-24

Distance

1.15km**13 YORK COURT KEYSBOROUGH
VIC 3173**

3 2 3

Sold Price

^{RS} **\$730,000**

Sold Date

19-Dec-23

Distance

0.88km**6 CHEVIOT ROAD KEYSBOROUGH
VIC 3173**

3 1 2

Sold Price

\$750,500

Sold Date

07-Oct-23

Distance

0.67km**RS** = Recent sale**UN** = Undisclosed Sale

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