

## 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

8 KOTIKO 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$906,000

Property type

House

Suburb

Keysborough

Period-from

01 Nov 2022

to

31 Oct 2023

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

176 CLARENDON DRIVE KEYSBOROUGH VIC 3173	\$1,000,000	18-Jul-23
10 WESTWOOD BOULEVARD KEYSBOROUGH VIC 3173	\$1,050,000	16-Oct-23
14 CHERRYFIELD DRIVE KEYSBOROUGH VIC 3173	\$1,078,000	30-Sep-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: 01 November 2023

**176 CLARENDON DRIVE  
KEYSBOROUGH VIC 3173**

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Sold Price **\$1,000,000** Sold Date **18-Jul-23**Distance **0.98km****10 WESTWOOD BOULEVARD  
KEYSBOROUGH VIC 3173**

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Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **16-Oct-23**Distance **0.86km****14 CHERRYFIELD DRIVE  
KEYSBOROUGH VIC 3173**

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Sold Price <sup>RS</sup> **\$1,078,000** Sold Date **30-Sep-23**Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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