

# 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 Nicholas Street, Keysborough, VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$880,000

&

\$938,000

### Median sale price

Median price

\$925,000

Property Type

House

Suburb

Keysborough (3173)

Period - From

01/06/2023

to

31/05/2024

Source

Corelogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
1 KIRRIBILLI AVENUE, KEYSBOROUGH VIC 3173	\$911,500	14/05/2024
36 EILDON DRIVE, KEYSBOROUGH VIC 3173	\$880,000	06/04/2024
20 ELMSFORD COURT, KEYSBOROUGH VIC 3173	\$890,000	09/04/2024

This Statement of Information was prepared on: 19/06/2024