

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 9 Cottongum Avenue, Keysborough, VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,300,000 & \$1,390,000

Median sale price

Median price \$930,000 Property Type House Suburb Keysborough (3173)

Period - From 01/07/2023 to 30/06/2024 Source Corelogic

Comparable property sales

A 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
22 ASPECT DRIVE, KEYSBOROUGH VIC 3173	\$1,305,000	27/04/2024
2 CLAIS STREET, KEYSBOROUGH VIC 3173	\$1,375,000	17/02/2024
19 CUNNINGHAM PARADE, KEYSBOROUGH VIC 3173	\$1,351,000	09/03/2024

This Statement of Information was prepared on: 10/07/2024