

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 TUNDRA WAY 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

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Jan 2023

to

31 Dec 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

1/7 GLENTHORNE DRIVE KEYSBOROUGH VIC 3173	\$695,000	02-Nov-23
1/5 LACHLAN PLACE KEYSBOROUGH VIC 3173	\$715,000	30-Nov-23
9 JACARANDA LANE KEYSBOROUGH VIC 3173	\$755,000	18-Dec-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: 02 January 2024



**1/7 GLENTHORNE DRIVE
KEYSBOROUGH VIC 3173**

 3  2  1

Sold Price

^{RS}

\$695,000

Sold Date

02-Nov-23

Distance

0.72km



**1/5 LACHLAN PLACE
KEYSBOROUGH VIC 3173**

 3  2  1

Sold Price

^{RS}

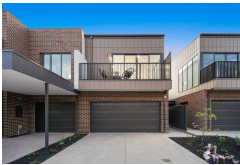
\$715,000

Sold Date

30-Nov-23

Distance

1.75km



**9 JACARANDA LANE
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price

^{RS}

\$755,000

Sold Date

18-Dec-23

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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