

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

6 YENNORA COURT 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Keysborough

Period-from

01 May 2021

to

30 Apr 2022

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

9 COLCHESTER COURT KEYSBOROUGH VIC 3173	\$870,000	01-Feb-22
4 BELLARINE COURT KEYSBOROUGH VIC 3173	\$930,000	26-Feb-22
15 COOLIBAH PLACE KEYSBOROUGH VIC 3173	\$990,000	06-Nov-21

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.

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**9 COLCHESTER COURT
KEYSBOROUGH VIC 3173**

3 2 4

Sold Price **\$870,000** Sold Date **01-Feb-22**

Distance **0.92km**



**4 BELLARINE COURT
KEYSBOROUGH VIC 3173**

3 3 2

Sold Price **\$930,000** Sold Date **26-Feb-22**

Distance **0.47km**



**15 COOLIBAH PLACE
KEYSBOROUGH VIC 3173**

3 2 2

Sold Price **\$990,000** Sold Date **06-Nov-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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