

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

57/220 CHAPEL ROAD 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

\$819,000

&

\$879,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,500

Property type

Townhouse

Suburb

Keysborough

Period-from

01 Apr 2024

to

31 Mar 2025

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

5/31 ORLANDO CRESCENT KEYSBOROUGH VIC 3173	\$810,000	26-Feb-25
58 TALISKER STREET KEYSBOROUGH VIC 3173	\$861,500	11-Mar-25
34 ASPIRE PLACE KEYSBOROUGH VIC 3173	\$879,000	05-Apr-25

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: 14 April 2025



5/31 ORLANDO CRESCENT KEYSBOROUGH VIC 3173

 4  2  2

Sold Price

\$810,000

Sold Date

26-Feb-25

Distance

0.2km



58 TALISKER STREET KEYSBOROUGH VIC 3173

 4  2  2

Sold Price

^{RS} **\$861,500**

Sold Date

11-Mar-25

Distance

0.53km



34 ASPIRE PLACE KEYSBOROUGH VIC 3173

 4  3  2

Sold Price

^{RS} **\$879,000** ^{UN}

Sold Date

05-Apr-25

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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