

# 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 31 Snowgum Court, Keysborough, VIC 3173

### Indicative selling price

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

Price Range

\$790,000

&

\$859,000

### Median sale price

Median price

\$1,020,000

Property Type

House

Suburb

Keysborough (3173)

Period - From

01/11/2023

to

31/10/2024

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
11 TAMAR ROAD, SPRINGVALE SOUTH VIC 3172	\$820,000	21/09/2024
11 MALABAR COURT, KEYSBOROUGH VIC 3173	\$800,000	30/10/2024
373 CORRIGAN ROAD, KEYSBOROUGH VIC 3173	\$831,168	24/09/2024

This Statement of Information was prepared on: 12/11/2024