

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 1 KINGSCLERE AVENUE 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 \$750000 & \$ 825000

Median sale price

Median price \$642500 Property type HOUSE Suburb KEYSBOROUGH

Period - From 4/2019 to 10/2019 Source PRICEFINDER

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 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
4 REUMAH CRT NOBLE PARK	\$760000	19/10/2019
3 TREVOR CRT KEYSBOROUGH	\$700000	14/10/2019
118 DARREN RD KEYSBOROUGH	\$670000	28/9/2019

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 six months.

This Statement of Information was prepared on: 24/10/2019