

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 17 Stanford 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 \$1,270,000 & \$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median price \$763,750 *House X *Unit Suburb Keysborough VIC 3173

Period - From 02/2018 to 07/2018 Source REIV propertydata.com.au

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
1 24 Wesley Court, Keysborough VIC 3173	\$1,300,000	08/03/2018
2 30 Emmaline Crescent, Keysborough VIC 3173	\$1,430,000	14/08/2018
3 6 Fairview Close, Keysborough	\$1,205,000	07/05/2018

~~**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.~~

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 27 August 2018.