

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

32 Linden Drive, Keysborough Vic 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$730,000

Median sale price

Median price \$740,000 Property Type House Suburb Keysborough

Period - From 01/11/2018 to 31/10/2019 Source REIV

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	28 Havenstone Dr KEYSBOROUGH 3173	\$755,000	16/07/2019
2	27 Aspect Dr KEYSBOROUGH 3173	\$735,000	17/06/2019
3	3 Portobello St KEYSBOROUGH 3173	\$685,000	02/07/2019

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:

01/11/2019 11:32



Property Type: House (New - Detached)

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

01/11/2018 - 31/10/2019: \$740,000

Comparable Properties



28 Havenstone Dr KEYSBOROUGH 3173 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 16/07/2019

Rooms: 6

Property Type: House

Land Size: 311 sqm approx

27 Aspect Dr KEYSBOROUGH 3173 (VG)

Agent Comments



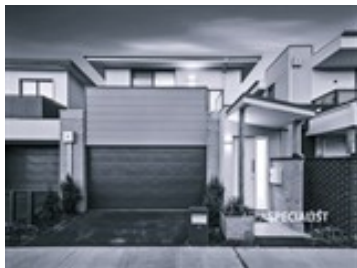
Price: \$735,000

Method: Sale

Date: 17/06/2019

Property Type: House (Res)

Land Size: 205 sqm approx



3 Portobello St KEYSBOROUGH 3173 (REI/VG) Agent Comments



Price: \$685,000

Method: Private Sale

Date: 02/07/2019

Property Type: Townhouse (Single)

Land Size: 225 sqm approx