

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	18 Highbury Grove, Keysborough Vic 3173
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Indicative selling price

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

Range between	\$960,000	&	\$1,056,000
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Median sale price

Median price	\$835,000	House	X	Unit		Suburb	Keysborough
Period - From	01/07/2017	to	30/06/2018	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	17 Clarendon Dr KEYSBOROUGH 3173	\$1,049,000	08/08/2018
2	85 Clarendon Dr KEYSBOROUGH 3173	\$980,500	26/04/2018
3	64 Westwood Blvd KEYSBOROUGH 3173	\$967,500	11/07/2018

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.

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Indicative Selling Price

\$960,000 - \$1,056,000

Median House Price

Year ending June 2018: \$835,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 634 sqm approx

Agent Comments

Comparable Properties



17 Clarendon Dr KEYSBOROUGH 3173 (REI)

Agent Comments



Price: \$1,049,000

Method: Private Sale

Date: 08/08/2018

Rooms: 6

Property Type: House

Land Size: 555 sqm approx



85 Clarendon Dr KEYSBOROUGH 3173 (REI/VG)

Agent Comments



Price: \$980,500

Method: Private Sale

Date: 26/04/2018

Rooms: -

Property Type: House

Land Size: 448 sqm approx



64 Westwood Blvd KEYSBOROUGH 3173 (REI)

Agent Comments



Price: \$967,500

Method: Private Sale

Date: 11/07/2018

Rooms: 5

Property Type: House

Land Size: 477 sqm approx