

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**3 Kotiko Road, Keysborough, VIC 3173**

### INDICATIVE SELLING PRICE

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

**Single Price \$1,045,000**

### MEDIAN SALE PRICE

**Median price \$952,500 | House | Keysborough (3173)**

**Period - From 1 September 2018 to 17 September 2018 | Source - Core Logic**

### COMPARABLE PROPERTY SALES

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
<b>23 NEWSTEAD STREET, KEYSBOROUGH VIC 3173</b>	<b>\$1,165,000</b>	<b>01/05/2018</b>
<b>7 WATTLESEED WAY, KEYSBOROUGH VIC 3173</b>	<b>\$1,150,000</b>	<b>24/08/2018</b>
<b>4 MAPLETON COURT, KEYSBOROUGH VIC 3173</b>	<b>\$1,100,000</b>	<b>04/08/2018</b>