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<br>Including suburb and postcode | 29 Hartwell Street 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 | $789,000 | & | $849,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $760,000 | Property type | House | Suburb | Keysborough |
| Period-from | 01 Nov 2019 | to | 31 Oct 2020 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 95 Clarendon Drive Keysborough VIC 3173 | $834,000 | 04-Aug-19 |
| 116 Clarendon Drive Keysborough VIC 3173 | $792,000 | 29-Jun-19 |
| 8 Newstead Street Keysborough VIC 3173 | $825,000 | 04-Aug-20 |

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 6 months.~~

This Statement of Information was prepared on: 27 November 2020

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**95 Clarendon Drive Keysborough VIC 3173**

4 2 2

Sold Price **$834,000** Sold Date **04-Aug-19**

Distance **0.2km**

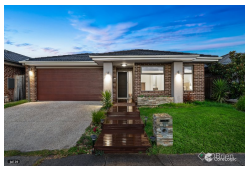


**116 Clarendon Drive Keysborough VIC 3173**

4 2 4

Sold Price **$792,000** Sold Date **29-Jun-19**

Distance **0.21km**



**8 Newstead Street Keysborough VIC 3173**

4 2 2

Sold Price **$825,000** Sold Date **04-Aug-20**

Distance **0.22km**

**RS** = Recent sale **UN** = Undisclosed Sale

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