

# 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 **33 Denmark 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) (\*Delete single price or range as applicable)

Single price \$\*1,100,000

or range between \$\*1,200,000

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$850,000

\*House \*

\*Unit

Suburb Keysborough VIC 3173

Period - From 1 Jul 2016

to 24 Jul 2017

Source RP Data

### 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 |
|--|-------------|--------------|
| 63 Patricia Loop Keysborough, Vic 3173   | \$1,080,000 | 17/07/2017   |
| 21 Juneberry Drive Keysborough, Vic 3173 | \$942,000   | 02/06/2017   |
| 36 Newburgh Street Keysborough, Vic 3173 | \$1,050,000 | 29/05/2017   |