

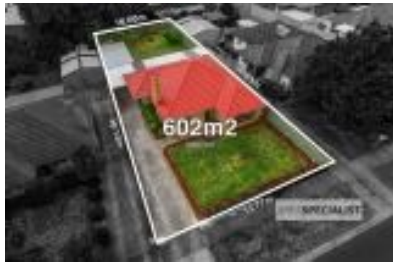


3 1 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 526 sqm  
**Agent Comments**

**Indicative Selling Price**  
 \$650,000 - \$715,000  
**Median House Price**  
 March quarter 2017: \$705,000

## Comparable Properties



**37 Festival Cr KEYSBOROUGH 3173 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$682,000  
**Method:** Auction Sale  
**Date:** 11/02/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 602 sqm



**15 Finchaven Av KEYSBOROUGH 3173 (REI/VG)** **Agent Comments**

3 1 1

**Price:** \$660,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2016  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 581 sqm



**249 Chandler Rd NOBLE PARK 3174 (REI)** **Agent Comments**

3 1 2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 24/04/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 533 sqm

## 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

40 Woomera Avenue, Keysborough Vic 3173

## Indicative selling price

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

Range between \$650,000

&amp;

\$715,000

## Median sale price

Median price \$705,000

House

X

Suburb

Keysborough

Period - From 01/01/2017

to

31/03/2017

Source REIV

## Comparable property sales

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
37 Festival Cr KEYSBOROUGH 3173	\$682,000	11/02/2017
15 Finchaven Av KEYSBOROUGH 3173	\$660,000	08/12/2016
249 Chandler Rd NOBLE PARK 3174	\$650,000	24/04/2017