

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

15 Bend Road, Keysborough Vic 3173

Indicative selling price

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

Single price

\$619,950

Median sale price

Median price

\$550,000

Vacant land

X

Suburb

Keysborough

Period - From

13/09/2018

to

12/09/2019

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.

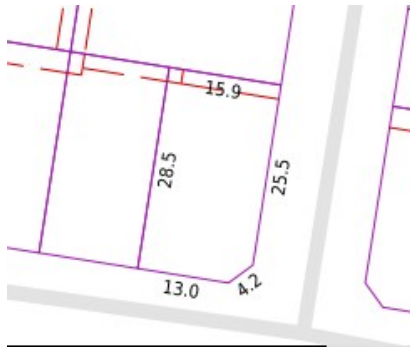
	Address of comparable property	Price	Date of sale
1	19 Eastbury St KEYSBOROUGH 3173	\$620,000	15/07/2019
2	2 Annabelle Blvd KEYSBOROUGH 3173	\$620,000	23/05/2019
3			

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.

This Statement of Information was prepared on:

16/09/2019



Property Type:
Agent Comments

Indicative Selling Price

\$619,950

Median Land Price

13/09/2018 - 12/09/2019: \$550,000

Comparable Properties



19 Eastbury St KEYSBOROUGH 3173 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 15/07/2019

Property Type: Land

Land Size: 425 sqm approx

2 Annabelle Blvd KEYSBOROUGH 3173 (VG)

Agent Comments



Price: \$620,000

Method: Sale

Date: 23/05/2019

Property Type: Land

Land Size: 450 sqm approx

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.