

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 13 Edgecomb Street, Keysborough, VIC 3173

Indicative selling price

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

Price Range \$1,150,000 & \$1,220,000

Median sale price

Median price \$900,000 Property Type House Suburb Keysborough (3173)

Period - From 01/05/2020 to 28/05/2021 Source Realestate.com.au

Comparable property sales

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
33 PETUNIA DRIVE, KEYSBOROUGH VIC 3173	\$1,205,000	23/03/2021
13 WINTHROP COURT, KEYSBOROUGH VIC 3173	\$1,150,000	24/03/2021
27 CHI AVENUE, KEYSBOROUGH VIC 3173	\$1,150,000	11/06/2021

This Statement of Information was prepared on: 22/06/2021