

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 78 Darren Rd, Keysborough 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 \$*580,000 & \$*638,000

Median sale price

(*Delete house or unit as applicable)

Median price \$709,000 *House Yes *Unit Suburb Keysborough

Period - From Dec 2018 to May 2019 Source CoreLogic

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
63 Liverpool Drive, Keysborough	\$630,000	16-05-2019
2 Locharn Crescent, Keysborough	\$618,000	09-05-2019
2 Serpentine Road, Keysborough	\$610,000	09-04-2019

Property data source: CoreLogic. Generated on 27th June 2019