

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

6 Newstead Street, Keysborough Vic 3173

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$755,500 Property Type House Suburb Keysborough

Period - From 01/04/2019 to 31/03/2020 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	7 Dewberry Dr KEYSBOROUGH 3173	\$885,000	01/05/2020
2	20 Newstead St KEYSBOROUGH 3173	\$872,000	15/04/2020
3	60 Cabinda Dr KEYSBOROUGH 3173	\$820,000	19/12/2019

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:

10/06/2020 14:28



3 2 2

Property Type: House

Agent Comments

Comparable Properties



7 Dewberry Dr KEYSBOROUGH 3173 (REI)

Agent Comments

4 2 2

Price: \$885,000

Method: Private Sale

Date: 01/05/2020

Property Type: House

Land Size: 448 sqm approx



20 Newstead St KEYSBOROUGH 3173 (REI)

Agent Comments

4 2 2

Price: \$872,000

Method: Private Sale

Date: 15/04/2020

Rooms: 5

Property Type: House

Land Size: 448 sqm approx



60 Cabinda Dr KEYSBOROUGH 3173 (REI/VG)

Agent Comments

4 2 4

Price: \$820,000

Method: Sold Before Auction

Date: 19/12/2019

Rooms: 5

Property Type: House (Res)

Land Size: 620 sqm approx