

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

2 Hatfield Court Keysborough VIC 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,000

Property type

House

Suburb

Keysborough

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 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

2 Kilbride Street Keysborough VIC 3173	\$750,000	12-Jun-21
59 Festival Crescent Keysborough VIC 3173	\$745,000	30-Aug-21
20 Parkmore Road Keysborough VIC 3173	\$745,299	06-May-21

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 6 months.~~

This Statement of Information was prepared on: 20 October 2021



2 Kilbride Street Keysborough VIC 3173

3 1 2

Sold Price **\$750,000** Sold Date **12-Jun-21**

Distance **0.06km**



59 Festival Crescent Keysborough VIC 3173

3 1 2

Sold Price ^{RS} **\$745,000** Sold Date **30-Aug-21**

Distance **0.19km**



20 Parkmore Road Keysborough VIC 3173

3 1 2

Sold Price **\$745,299** Sold Date **06-May-21**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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