

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 140 Stanley Road, Keysborough, VIC 3173

Indicative selling price

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

Price Range \$1,250,000 & \$1,320,000

Median sale price

Median price \$932,500 Property Type House Suburb Keysborough (3173)

Period - From 01/04/2021 to 31/03/2022 Source pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---|-------------|--------------|
| 9 WINDERMERE STREET, KEYSBOROUGH VIC 3173 | \$1,300,000 | 07/04/2022 |
| 5 ASHLAND COURT, KEYSBOROUGH VIC 3173 | \$1,280,000 | 28/02/2022 |
| 166 STANLEY ROAD, KEYSBOROUGH VIC 3173 | \$1,350,000 | 17/03/2022 |

This Statement of Information was prepared on: 14/04/2022