

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

## PROPERTY OFFERED FOR SALE: 26 ASPECT DRIVE, KEYSBOROUGH VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*Land ☒ Suburb or locality   
Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
20 Bent Road, Keysborough Vic 3173	\$ 550,000	29 Mar 2019
156 Stanley Road, Keysborough Vic 3173	\$ 550,000	06 Feb 2019
176 Stanley Road, Keysborough Vic 3173	\$ 595,000	06 Apr 2019

OR

B\* ~~Either~~ 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\*.

(\*Delete as applicable)