

# 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 10 Hardy Loop, Keysborough, VIC 3173

### Indicative selling price

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

Single Price \$699,000

### Median sale price

Median price \$905,800 Property Type House Suburb Keysborough (3173)

Period - From 01/01/2021 to 31/12/2021 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 |
|-------------------------------------|-----------|--------------|
| 13 HARDY LOOP, KEYSBOROUGH VIC 3173 | \$655,000 | 01/10/2021   |
| 30 HARDY LOOP, KEYSBOROUGH VIC 3173 | \$660,888 | 23/11/2021   |
| 30 HARDY LOOP, KEYSBOROUGH VIC 3173 | \$660,000 | 17/12/2021   |

This Statement of Information was prepared on: 04/03/2022