



3 1 2

**Rooms:**  
**Property Type:** HOUSE  
**Land Size:** 516  
**Agent Comments**

**Indicative Selling Price**  
 \$700,000 - \$770,000  
**Median House Price**  
 March quarter 2017: \$705,000

## Comparable Properties



**13 Yaralla Ct KEYSBOROUGH 3173 (REI)**

**Agent Comments**

3 1 2

**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 687 sqm



**329 Cheltenham Rd KEYSBOROUGH 3173 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 17/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 531 sqm



**331 Corrigan Rd KEYSBOROUGH 3173 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$715,000  
**Method:** Sold Before Auction  
**Date:** 08/11/2016  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 545 sqm

## 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

435 Cheltenham Road, Keysborough Vic 3173

## Indicative selling price

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

Range between \$700,000 &amp; \$770,000

## Median sale price

Median price \$705,000

House X

Suburb Keysborough

Period - From 01/01/2017 to 31/03/2017

Source REIV

## Comparable property sales

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
13 Yaralla Ct KEYSBOROUGH 3173	\$730,000	08/04/2017
329 Cheltenham Rd KEYSBOROUGH 3173	\$710,000	17/12/2016
331 Corrigan Rd KEYSBOROUGH 3173	\$715,000	08/11/2016