

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 36 Kingsclere Avenue, KEYSBOROUGH VIC 3173

Indicative selling price

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

between \$620,000 & \$682,000

Median sale price

Median price \$740,000 Property type House Suburb Keysborough VIC 3173
Period - From 22 May 19 to 21 Nov 19 Source RP Data - CORELOGIC

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
71 Kingsclere Avenue, KEYSBOROUGH 3173	\$650,000	2 Sep 2019
118 Darren Road, KEYSBOROUGH VIC 3173	\$670,000	28 Sep 2019
72 Wairoonga Avenue, KEYSBOROUGH VIC 3173	\$605,000	27 May 2019

This Statement of Information was prepared on: 21 Nov 2019

Source: RP DATA - Corelogic

consumer.vic.gov.au

