

## 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

3 Hales Court 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$798,750

Property type

House

Suburb

Keysborough

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

**A\*** 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 5 Coolibah Place Keysborough VIC 3173   | \$720,000 | 27-Mar-21 |
| 1 Greenleaf Court Keysborough VIC 3173  | \$761,000 | 20-Mar-21 |
| 19 Serpentine Road Keysborough VIC 3173 | \$773,000 | 13-Mar-21 |

OR

**B\*** ~~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 6 months.~~

This Statement of Information was prepared on: 18 May 2021



**5 Coolibah Place Keysborough VIC 3173**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**27-Mar-21**

 3

 1

 2

Distance

**0.7km**



**1 Greenleaf Court Keysborough VIC 3173**

Sold Price

<sup>RS</sup> **\$761,000**

Sold Date

**20-Mar-21**

 3

 2

 -

Distance

**1.11km**



**19 Serpentine Road Keysborough VIC 3173**

Sold Price

<sup>RS</sup> **\$773,000**

Sold Date

**13-Mar-21**

 3

 1

 2

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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