

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 196C Perry Road, Keysborough Vic 3173

Indicative selling price

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

Range between \$4,500,000 & \$4,800,000

Median sale price

Median price \$761,000 House X Unit Suburb Keysborough

Period - From 01/01/2017 to 31/12/2017 Source REIV

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 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
1	619 Chandler Rd KEYSBOROUGH 3173	\$6,325,000	26/04/2017
2	66 Stanley Rd KEYSBOROUGH 3173	\$5,500,000	11/07/2017
3	83 Keys Rd KEYSBOROUGH 3173	\$3,300,000	19/12/2016

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 six months.



5 5 4

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 16100 sqm approx

Agent Comments

Indicative Selling Price

\$4,500,000 - \$4,800,000

Median House Price

Year ending December 2017: \$761,000

Comparable Properties

619 Chandler Rd KEYSBOROUGH 3173 (VG)

Agent Comments

- - -

Price: \$6,325,000

Method: Sale

Date: 26/04/2017

Rooms: -

Property Type: Subdivisional/Englobo Land - (Unspecified)

Land Size: 15098 sqm approx



66 Stanley Rd KEYSBOROUGH 3173 (VG)

Agent Comments

4 - -

Price: \$5,500,000

Method: Sale

Date: 11/07/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5194 sqm approx



83 Keys Rd KEYSBOROUGH 3173 (REI/VG)

Agent Comments

4 2 4

Price: \$3,300,000

Method: Private Sale

Date: 19/12/2016

Rooms: -

Property Type: House

Land Size: 20235 sqm approx