

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	3 Aubin Court Keysborough, 3173
---	---------------------------------

### Indicative selling price

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

Range between	\$750,000 & \$820,000
---------------	-----------------------

### Median sale price

Median price	\$830,000	Property Type	HOUSE	Suburb	KEYSBOROUGH
--------------	-----------	---------------	-------	--------	-------------

Period - From	31-Jan-2023	to	30-Jan-2024	Source	REA
---------------	-------------	----	-------------	--------	-----

### Comparable property sales

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	8 Hawkins Court, Keysborough, Vic 3173	\$835,000	02-Dec-2023
2	46 Hedgeley Road, Keysborough, Vic 3173	\$840,000	08-Jan-2024
3	23 Toongabbie Court, Keysborough, Vic 3173	\$790,000	01-Feb-2024

This statement of information was prepared on 09-Mar-2024 at 3:58:35 PM EST