

# 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

43 Edgecomb Street, Keysborough Vic 3173

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$990,000 Property Type House Suburb Keysborough

Period - From 01/10/2021 to 30/09/2022 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	148 Clarendon Dr KEYSBOROUGH 3173	\$995,000	06/10/2022
2	54 Clarendon Dr KEYSBOROUGH 3173	\$950,000	11/10/2022
3	6 Annabelle Blvd KEYSBOROUGH 3173	\$930,000	12/11/2022

**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.~~

This Statement of Information was prepared on:

11/01/2023 16:23



4/5 2 2

**Property Type:** house

**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending September 2022: \$990,000

## Comparable Properties



**148 Clarendon Dr KEYSBOROUGH 3173 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$995,000

**Method:** Private Sale

**Date:** 06/10/2022

**Property Type:** House

**Land Size:** 400 sqm approx



**54 Clarendon Dr KEYSBOROUGH 3173 (REI)**

**Agent Comments**

4 2 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 11/10/2022

**Property Type:** House

**Land Size:** 400 sqm approx



**6 Annabelle Blvd KEYSBOROUGH 3173 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 12/11/2022

**Property Type:** House (Res)

**Land Size:** 350 sqm approx