

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Offered For Sale

Address Including Suburb and
Postcode

25 Elmswood Boulevard,
Keysborough VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Range between \$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$755,000

*Vacant
Land ☒

Suburb
or locality Keysborough

Period - From 01/04/2017 to 30/06/2017

Source REIV

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

~~A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)~~

Address of comparable property	Price	Date of sale
1	\$	
2	\$	
3	\$	

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~