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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**5 Desmond Street, Keysborough, VIC 3173**

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### INDICATIVE SELLING PRICE

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

**Range Between \$1,150,000 & \$1,250,000**

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### MEDIAN SALE PRICE

**Median price \$825,944 | House | Keysborough (3173)**

**Period - From 9 April 2016 to 4 September 2017 | Source - [www.realestate.com.au](http://www.realestate.com.au)**

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### 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      |
|--|--------------------|-------------------|
| <b>39 THE PANORAMA, KEYSBOROUGH VIC 3173</b> | <b>\$1,138,000</b> | <b>04/09/2017</b> |
| <b>65 STANLEY RD, KEYSBOROUGH VIC 3173</b>   | <b>\$1,200,000</b> | <b>22/08/2017</b> |
| <b>1 BROADLEAF CT, KEYSBOROUGH VIC 3173</b>  | <b>\$1,152,500</b> | <b>22/07/2017</b> |

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Please contact us for further information regarding this document or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Area Specialist Pty Ltd - 03 8586 6411**  
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**3195**