

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 5 Serpentine Road, 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)

Single price \$* or range between \$*620,000 & \$*680,000

Median sale price

(*Delete house or unit as applicable)

Median price \$680,000 *House X *Unit Suburb Keysborough VIC 3173

Period - From 02/2019 to 07/2019 Source CoreLogic

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 78 Darren Road, Keysborough VIC 3173	\$643,000	15/07/2019
2 14 Liverpool Drive, Keysborough VIC 3173	\$634,000	16/07/2019
3 46 Piccadilly Crescent, Keysborough VIC 3173	\$654,500	27/05/2019

Property data source: CoreLogic. Generated on 08th August, 2019