Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	31 Grasslands Loop, Keysborough Vic 3173
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$635,000	Pro	perty Type	Jnit		Suburb	Keysborough
Period - From	01/10/2019	to	31/12/2019	S	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	7/25 Orlando Cr KEYSBOROUGH 3173	\$730,000	02/12/2019
2	2/25 Orlando Cr KEYSBOROUGH 3173	\$680,000	10/01/2020
3	8/31 Orlando Cr KEYSBOROUGH 3173	\$673,000	29/11/2019

OR

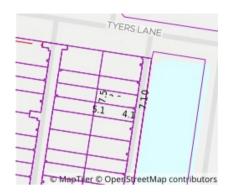
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/01/2020 15:06



Date of sale

RT Edgar





Indicative Selling Price \$680,000 - \$710,000 Median Unit Price December quarter 2019: \$635,000

Comparable Properties



7/25 Orlando Cr KEYSBOROUGH 3173 (REI)

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Price: \$730,000 Method: Private Sale Date: 02/12/2019

Property Type: Townhouse (Single) **Land Size:** 314 sqm approx

Agent Comments



2/25 Orlando Cr KEYSBOROUGH 3173 (REI)

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Price: \$680,000 Method: Private Sale Date: 10/01/2020

Property Type: Townhouse (Single)

Agent Comments



8/31 Orlando Cr KEYSBOROUGH 3173 (REI)

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Price: \$673,000

Method: Sold Before Auction

Date: 29/11/2019

Property Type: Townhouse (Res)

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



