

## 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

10 Trina Court Keysborough VIC 3173

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$542,080

Property type

Land

Suburb

Keysborough

Period-from

01 Apr 2019

to

31 Mar 2020

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 6 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

11 Greenside Crescent Keysborough VIC 3173	\$1,300,000	15-Dec-19
13 Greenside Crescent Keysborough VIC 3173	\$1,310,000	26-Nov-19
4 Monrie Street Keysborough VIC 3173	\$1,350,000	08-Jan-20

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 6 months.~~

This Statement of Information was prepared on: 01 April 2020

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**11 Greenside Crescent Keysborough VIC 3173** Sold Price **\$1,300,000** Sold Date **15-Dec-19**

4 3 4

Distance **0.35km**



**13 Greenside Crescent Keysborough VIC 3173** Sold Price **\$1,310,000** Sold Date **26-Nov-19**

4 3 2

Distance **0.36km**



**4 Monrie Street Keysborough VIC 3173** Sold Price **\$1,350,000** Sold Date **08-Jan-20**

5 3 2

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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