

## 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

32 Elmswood Boulevard, Keysborough Vic 3173

#### Indicative selling price

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

Single price \$1,030,000

#### Median sale price

Median price \$760,500

House

X

Unit

Suburb

Keysborough

Period - From 01/07/2017

to

30/09/2017

Source 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	Price	Date of sale
1	13 Kotiko Rd KEYSBOROUGH 3173	\$1,045,000	06/12/2017
2	17 Watervale Way KEYSBOROUGH 3173	\$980,000	28/11/2017
3	114 Stanley Rd KEYSBOROUGH 3173	\$1,060,000	24/10/2017

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.

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**Indicative Selling Price**

\$1,030,000

**Median House Price**

September quarter 2017: \$760,500



4 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 529 sqm approx

Agent Comments

## Comparable Properties



**13 Kotiko Rd KEYSBOROUGH 3173 (REI)**

5 3 2

Agent Comments

SOLD PRICE \$1,045,000

**Price:** \$1,045,000

**Method:** Private Sale

**Date:** 06/12/2017

**Rooms:** -

**Property Type:** House (Res)



**17 Watervale Way KEYSBOROUGH 3173 (REI)**

4 2 2

Agent Comments

**Price:** \$980,000

**Method:** Private Sale

**Date:** 28/11/2017

**Rooms:** -

**Property Type:** House (Res)



**114 Stanley Rd KEYSBOROUGH 3173 (REI)**

4 2 2

Agent Comments

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 24/10/2017

**Rooms:** 5

**Property Type:** House