

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

1 Poa Court, Keysborough Vic 3173

Indicative selling price

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

Single price

\$828,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Keysborough

Period - From

01/01/2021

to

31/03/2021

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	3 Talisker St KEYSBOROUGH 3173	\$850,000	20/05/2021
2	10 Poa Ct KEYSBOROUGH 3173	\$810,000	27/04/2021
3	13 Azure Cr KEYSBOROUGH 3173	\$830,000	15/03/2021

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:

08/07/2021 12:19



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3 Talisker St KEYSBOROUGH 3173 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 20/05/2021

Property Type: Townhouse (Single)



10 Poa Ct KEYSBOROUGH 3173 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 27/04/2021

Property Type: Townhouse (Single)

Land Size: 249 sqm approx



13 Azure Cr KEYSBOROUGH 3173 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 15/03/2021

Property Type: Townhouse (Single)

Land Size: 195 sqm approx