Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address | 1 Poa Court, Keysborough Vic 3173

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Single price	e \$828,000							
Median sale p	rice							
Median price	\$695,000	Pro	operty Type	Unit			Suburb	Keysborough
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ado	dress 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



Mc**Grath**





Property Type: Townhouse (Res) Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$828,000 Median Unit Price March quarter 2021: \$695,000

Comparable Properties



3 Talisker St KEYSBOROUGH 3173 (REI)



Price: \$850,000 Method: Private Sale Date: 20/05/2021 Property Type: Townhouse (Single)

10 Poa Ct KEYSBOROUGH 3173 (REI/VG)

Agent Comments

Agent Comments

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)



Price: \$830,000 Method: Private Sale Date: 15/03/2021 Property Type: Townhouse (Single) Land Size: 195 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.