

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

4 Watergrass Court Keysborough VIC 3173

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,000

Property type

House

Suburb

Keysborough

Period-from

01 Jun 2020

to

31 May 2021

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

4 Emmaline Crescent Keysborough VIC 3173	\$1,180,000	08-Mar-21
12 Timbertop Terrace Keysborough VIC 3173	\$985,000	30-Jan-21
44 Hidden Grove Boulevard Keysborough VIC 3173	\$975,000	27-Jan-21

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: 18 June 2021



4 Emmaline Crescent Keysborough VIC 3173

 4  3  2

Sold Price

\$1,180,000

Sold Date

08-Mar-21

Distance

0.12km



12 Timbertop Terrace Keysborough VIC 3173

 4  2  2

Sold Price

\$985,000

Sold Date

30-Jan-21

Distance

0.79km



44 Hidden Grove Boulevard Keysborough VIC 3173

 4  2  2

Sold Price

\$975,000

Sold Date

27-Jan-21

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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