

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

22 Wattleseed Way, Keysborough VIC 3173

Indicative selling price

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

Single price \$1,025,000

Suburb median sale price

Median price	\$783,750	Property Type	House	Suburb	Keysborough
Period - From	01/07/2018	to	30/06/2019	Source	REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Nancy Jia consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 130 Church Rd KEYSBOROUGH 3173	\$1,180,000	18/06/2019
2 122 Stanley Rd KEYSBOROUGH 3173	\$1,162,000	14/05/2019
3 87 Clarendon Dr KEYSBOROUGH 3173	\$1,050,000	23/05/2019

OR

B. RT Edgar Boroondara estate agent and (listing Agent) reasonably believe 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

26/10/2019