

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 lot 13/170 Chapel Road, Keysborough Vic 3173

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$621,500 House Unit X Suburb Keysborough

Period - From 01/07/2018 to 30/06/2019 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		
2		
3		

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$580,000
Median Unit Price
Year ending June 2019: \$621,500

Comparable Properties

18/170 Chapel Rd KEYSBOROUGH 3173 (VG) Agent Comments



Price: \$550,000
Method: Sale
Date: 21/02/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

2/21 Graham Michele PI KEYSBOROUGH 3173 (VG) Agent Comments



Price: \$530,000
Method: Sale
Date: 31/03/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

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.