

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 Merrimack Crescent Keysborough, 3173
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Indicative selling price

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

Range between	\$600,000 & \$660,000
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Median sale price

Median price	\$708,250	Property Type	TOWNHOUSE	Suburb	KEYSBOROUGH
Period - From	29-Apr-2021	to	28-Apr-2022	Source	REA

Comparable property sales

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	2/25 Abercrombie Avenue, Keysborough VIC 3173	\$650,000	30-Apr-2022
2	20 Linden Drive, Keysborough, Vic 3173	\$660,000	15-Nov-2021
3	26/108 Church Road Keysborough VIC 3173	\$662,000	03-Dec-2021

This statement of information was prepared on 06-Sep-2022 at 6:28:47 AM EST