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

226 Chandler Road Keysborough VIC 3173

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$600,000	&	\$660,000
sale price house or unit as app	olicable)				

Median Price	\$740,500	Prope	erty type		House	Suburb	Keysborough
Period-from	01 Feb 2019	to	31 Jan 2	2020	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
16 Lee Street Noble Park VIC 3174	\$660,000	10-Nov-19
13 Alma Crescent Noble Park VIC 3174	\$615,000	01-Feb-20
264 Chandler Road Keysborough VIC 3173	\$600,000	21-Oct-19

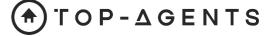
OR

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.

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16 Lee Street	noble Park VIC 3174 ⇔	Sold Price	\$660,000	Sold Date Distance	10-Nov-19 0.18km
3174	cent Noble Park VIC	Sold Price	\$615,000	Sold Date Distance	01-Feb-20 0.29km

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264 Chandler Road Keysborough VIC 3173	Sold Price	\$600,000 Sold Date	21-Oct-19
🚍 3 👆 1 🞧 2		Distance	0.37km

RS = Recent sale UN = Undisclosed Sale

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