

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a paved patio. A yellow jacket is draped over the chair. Next to it is a wooden stool made of two tree stumps, with a straw hat on top. In the background, a swimming pool is enclosed by a glass fence. A wooden wall and large trees are also visible.

RayWhite.

Statement of information

12 MALCOLM CRESCENT, KEYSBOROUGH, VIC 3173
PREPARED BY TALHA MAMSA, RAY WHITE NOBLE PARK/SPRINGVALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

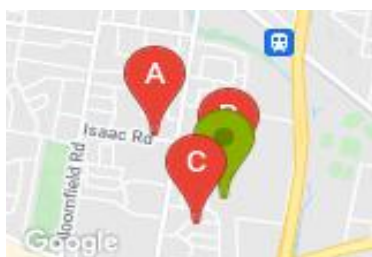
**12 MALCOLM CRESCENT,**

3
 1
 2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$759,000**

Provided by: Talha Mamsa , Ray White Noble Park/Springvale

MEDIAN SALE PRICE

**KEYSBOROUGH, VIC, 3173****Suburb Median Sale Price (House)****\$854,000**

01 October 2020 to 30 September 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**43 ISAAC RD, KEYSBOROUGH, VIC 3173**

3
 1
 2

Sale Price***\$736,000**

Sale Date: 08/09/2021

Distance from Property: 635m

**30 MALCOLM CRES, KEYSBOROUGH, VIC 3173**

3
 1
 2

Sale Price**\$715,000**

Sale Date: 14/08/2021

Distance from Property: 139m

**20 PARKMORE RD, KEYSBOROUGH, VIC 3173**

3
 1
 2

Sale Price**\$745,299**

Sale Date: 06/05/2021

Distance from Property: 265m



This report has been compiled on 11/10/2021 by Ray White Noble Park/Springvale. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

12 MALCOLM CRESCENT, KEYSBOROUGH, VIC 3173

Indicative selling price

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

Single Price:

\$759,000

Median sale price

Median price

\$854,000

Property type

House

Suburb

KEYSBOROUGH

Period

01 October 2020 to 30 September 2021

Source

pricfinder

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

43 ISAAC RD, KEYSBOROUGH, VIC 3173	*\$736,000	08/09/2021
30 MALCOLM CRES, KEYSBOROUGH, VIC 3173	\$715,000	14/08/2021
20 PARKMORE RD, KEYSBOROUGH, VIC 3173	\$745,299	06/05/2021

This Statement of Information was prepared on:

11/10/2021