

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	8 Eildon Drive, Keysborough
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Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
3 bedroom homes	\$	Or range between	\$650,000	&	\$715,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$747,000	Suburb	KEYSBOROUGH VIC 3173		
Period - From	1/11/2017	To	27/11/2017	Source	RP DATA

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	362 Corrigan Road, Keysborough	\$712,000	16/09/2017
	16 Wingala Avenue, Keysborough	\$737,000	15/11/2017
	78 Liverpool Drive, Keysborough	\$710,000	08/08/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~