

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

4 Lancaster Court Keysborough VIC 3173

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,750

Property type

House

Suburb

Keysborough

Period-from

01 Oct 2019

to

30 Sep 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

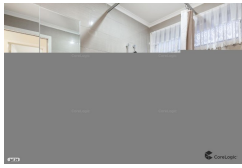
Date of sale

2 Luanda Street Keysborough VIC 3173	\$760,000	17-Jul-20
16 Snowgum Court Keysborough VIC 3173	\$810,000	05-Aug-20
48 Fenton Court Keysborough VIC 3173	\$810,000	21-Aug-20

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.~~

This Statement of Information was prepared on: 06 October 2020



2 Luanda Street Keysborough VIC 3173

 3  2  2

Sold Price

\$760,000

Sold Date

17-Jul-20

Distance

2.39km



16 Snowgum Court Keysborough VIC 3173

 4  2  2

Sold Price

^{RS} **\$810,000**

Sold Date

05-Aug-20

Distance

0.14km



48 Fenton Court Keysborough VIC 3173

 4  2  2

Sold Price

Sold Date

21-Aug-20

Distance

2.18km

RS = Recent sale

UN = Undisclosed Sale

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