## hockingstuart





Rooms: **Property Type:** Flat/Unit/Apartment (Res) **Agent Comments** 

**Indicative Selling Price** \$550,000 - \$605,000 **Median House Price** March quarter 2017: \$705,000

This Estate features detached homes on a cluster development with access to well maintained, community amenities including solar heated pool with wader, sealed full sized tennis court and a generous community centre.

### Comparable Properties



6 Glassford Av SPRINGVALE SOUTH 3172



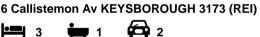


Price: \$600,000 Method: Sale Date: 20/03/2017 Rooms: -

Property Type: House (Res)

Land Size: 531 sqm





Price: \$575,000 Method: Private Sale Date: 15/05/2017 Rooms: 4

Property Type: House

Land Size: 311 sqm

33 Henderson Rd KEYSBOROUGH 3173 (VG)

**!==** 3

Price: \$550,000 Method: Sale Date: 26/01/2017 Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 577 sqm

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 

**Agent Comments** 

**Agent Comments** 

#### 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	3 Oakwood Drive, Keysborough Vic 3173
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$550,000	&	\$605,000
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#### Median sale price

Median price	\$705,000	Н	ouse	Х	S	uburb	Keysborough
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	/

#### Comparable property sales

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
6 Glassford Av SPRINGVALE SOUTH 3172	\$600,000	20/03/2017
6 Callistemon Av KEYSBOROUGH 3173	\$575,000	15/05/2017
33 Henderson Rd KEYSBOROUGH 3173	\$550,000	26/01/2017





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