



4 -

**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 (VG)**

Agent Comments

3 - -

**Price:** \$600,000  
**Method:** Sale  
**Date:** 20/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 531 sqm



**6 Callistemon Av KEYSBOROUGH 3173 (REI)**

Agent Comments

3 1 2

**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)**

Agent Comments

3 - -

**Price:** \$550,000  
**Method:** Sale  
**Date:** 26/01/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 577 sqm

## 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

3 Oakwood Drive, Keysborough Vic 3173

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&amp;

\$605,000

**Median sale price**

Median price

\$705,000

House

X

Suburb

Keysborough

Period - From

01/01/2017

to

31/03/2017

Source

REIV

**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