

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 6 Solsbury Crescent, Keysborough, VIC 3173

### Indicative selling price

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

Price Range

\$690,000

&

\$750,000

### Median sale price

Median price

\$930,000

Property Type

House

Suburb

Keysborough (3173)

Period - From

01/04/2021

to

31/03/2022

Source

pricefinder

### Comparable property sales

A

These are the three properties sold within five kilometres of the property for sale in the last 18 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 HARDY LOOP, KEYSBOROUGH VIC 3173    | \$600,000 | 24/11/2021   |
| 33 ASPECT DRIVE, KEYSBOROUGH VIC 3173  | \$708,000 | 10/03/2022   |
| 101 STANLEY ROAD, KEYSBOROUGH VIC 3173 | \$750,000 | 12/11/2021   |

This Statement of Information was prepared on: 08/04/2022