

-GR8 **EST8** **A G E N T S**

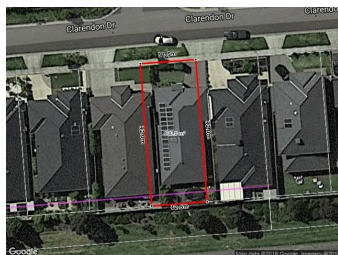
STATEMENT OF INFORMATION

74 CLARENDON DRIVE, KEYSBOROUGH, VIC 3173

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74 CLARENDON DRIVE, KEYSBOROUGH,  4  2  2

Indicative Selling Price

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

Price Range: **\$765,000 to \$840,000**

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



KEYSBOROUGH, VIC, 3173

Suburb Median Sale Price (House)

\$769,555

01 April 2017 to 31 March 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



22 BEAUFORT ST, KEYSBOROUGH, VIC 3173  4  2  2

Sale Price

\$905,000

Sale Date: 14/10/2017

Distance from Property: 494m



23 FAIRTHORNE ST, KEYSBOROUGH, VIC 3173  3  2  2

Sale Price

\$850,000

Sale Date: 18/01/2018

Distance from Property: 244m



20 NEWSTEAD ST, KEYSBOROUGH, VIC 3173  3  2  2

Sale Price

\$876,000

Sale Date: 14/10/2017

Distance from Property: 168m



This report has been compiled on 27/05/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

74 CLARENDON DRIVE, KEYSBOROUGH, VIC 3173

Indicative selling price

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

Price Range:

\$765,000 to \$840,000

Median sale price

Median price

\$769,555

House

X

Unit

Suburb

KEYSBOROUGH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
22 BEAUFORT ST, KEYSBOROUGH, VIC 3173	\$905,000	14/10/2017
23 FAIRTHORNE ST, KEYSBOROUGH, VIC 3173	\$850,000	18/01/2018
20 NEWSTEAD ST, KEYSBOROUGH, VIC 3173	\$876,000	14/10/2017