

## 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	1 Kingcote Drive, Keysborough Vic 3173
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#### Indicative selling price

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

Single price \$529,950

#### Median sale price

Median price	\$680,000	House	X	Unit		Suburb	Keysborough
Period - From	01/04/2019	to	30/06/2019	Source	REIV		

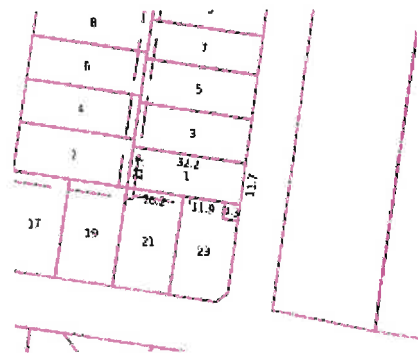
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 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
1	20 Bend Rd KEYSBOROUGH 3173	\$550,000	27/03/2019
2	14 Suttie Ct KEYSBOROUGH 3173	\$520,000	04/04/2019
3	8 Suttie Ct KEYSBOROUGH 3173	\$515,000	14/05/2019

**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 six months.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$529,950  
**Median House Price**  
June quarter 2019: \$680,000

## Comparable Properties

**20 Bend Rd KEYSBOROUGH 3173 (VG)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Sale  
**Date:** 27/03/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 417 sqm approx

**14 Suttie Ct KEYSBOROUGH 3173 (VG)**

**Agent Comments**



**Price:** \$520,000  
**Method:** Sale  
**Date:** 04/04/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 401 sqm approx

**8 Suttie Ct KEYSBOROUGH 3173 (VG)**

**Agent Comments**



**Price:** \$515,000  
**Method:** Sale  
**Date:** 14/05/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 401 sqm approx