

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 22 COLLEGE CRESCENT, KEYSBOROUGH

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$720,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$715,000 *House *Unit Suburb KEYSBOROUGH

Period - From 09/2017 to 11/2017 Source RP DATA

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. 3 LUGARNO COURT, KEYSBOROUGH	\$792,000	NOV 2017
2. 68 LIVERPOOL DRIVE, KEYSBOROUGH	\$765,000	NOV 2017
3. 38 BALGOWLAH AVENUE, KEYSBOROUGH	\$886,000	OCT 2017