

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: 72 Wairoonga Avenue Keysborough VIC 3173

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 \$620,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price: \$800,000 *House: X *Unit: [] Suburb: Keysborough
Period-from: 01 Nov 2017 to 31 Oct 2018 Source: Corelogic

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
119 Bloomfield Road Keysborough VIC 3173	\$660,000	22-Sep-18
10 Currawong Street Keysborough VIC 3173	\$690,100	26-Sep-18
1 Wingala Avenue Keysborough VIC 3173	\$705,000	17-Oct-18

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.~~

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