

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

4 Mintbush Close, Keysborough Vic 3173

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$687,000

Property Type

Unit

Suburb

Keysborough

Period - From

01/01/2020

to

31/12/2020

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	2 Waratah Mews KEYSBOROUGH 3173	\$660,000	19/12/2020
2	9 Hardy Loop KEYSBOROUGH 3173	\$630,000	08/02/2021
3	5 Hardy Loop KEYSBOROUGH 3173	\$630,000	03/02/2021

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.~~

This Statement of Information was prepared on:

13/04/2021 18:01



 4  1  1

Property Type: House (Res)

Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price

\$640,000

Median Unit Price

Year ending December 2020: \$687,000

Comparable Properties



2 Waratah Mews KEYSBOROUGH 3173 (VG)

Agent Comments

 3  -  -

Price: \$660,000

Method: Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 349 sqm approx



9 Hardy Loop KEYSBOROUGH 3173 (REI/VG)

Agent Comments

 3  2  1

Price: \$630,000

Method: Private Sale

Date: 08/02/2021

Property Type: Townhouse (Single)



5 Hardy Loop KEYSBOROUGH 3173 (REI/VG)

Agent Comments

 3  2  1

Price: \$630,000

Method: Private Sale

Date: 03/02/2021

Property Type: Townhouse (Single)