## 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	of this price see	consumer.vic.gov.au/underquoting	

Single price \$640,000

#### Median sale price

Median price	\$687,000	Pro	perty Type Unit	t	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.

Ado	dress 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









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



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



Price: \$630,000 Method: Private Sale Date: 08/02/2021 Property Type: Townhouse (Single)



5 Hardy Loop KEYSBOROUGH 3173 (REI/VG) Agent Comments



Price: \$630,000 Method: Private Sale Date: 03/02/2021 Property Type: Townhouse (Single)

Account - The One Real Estate (AU) | P: 03 7007 5707



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.