

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

6 Hibiscus Way 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Nov 2018

to

31 Oct 2019

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

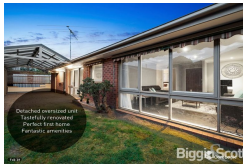
Date of sale

1 Hibiscus Way Keysborough VIC 3173	\$565,000	27-Apr-19
7 Callistemon Avenue Keysborough VIC 3173	\$500,000	31-Jul-19
18 Domain Drive Keysborough VIC 3173	\$544,000	04-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 01 November 2019



1 Hibiscus Way Keysborough VIC 3173

Sold Price

\$565,000

Sold Date

27-Apr-19

3 2 1

Distance

0.02km



7 Callistemon Avenue Keysborough VIC 3173

Sold Price

^{RS}

\$500,000

Sold Date

31-Jul-19

3 1 1

Distance

0.12km



18 Domain Drive Keysborough VIC 3173

Sold Price

\$544,000

Sold Date

04-Jul-19

3 1 1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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