



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 13 Sylvan Avenue, KEYSBOROUGH 3173

Unit



3 beds



2 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$580,000 -  
\$620,000**

### Median sale price

Median **Unit** for **KEYSBOROUGH** for period **Apr 2017 - Jun 2017**  
Sourced from **PDOL**.

**\$550,000**

### Comparable property sales

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 the most comparable to the property for sale.


**23/21 GRAHAM MICHELE PLACE**, Price **\$580,000** Sold 02 August 2017  
KEYSBOROUGH 3173

**30/170 CHAPEL ROAD**, Price **\$535,000** Sold 23 May 2017  
KEYSBOROUGH 3173

**116 CHURCH ROAD**, Price **\$615,000** Sold 10 April 2017  
KEYSBOROUGH 3173

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PDOL.

### Contact agents

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