

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 78 Liverpool Drive, Keysborough 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 \$*660,000` & \$*726,000

Median sale price

(*Delete house or unit as applicable)

Median price \$720,000 *House Suburb Keysborough
Period - From Jan 2017 to June 2017 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
1 10 Loxwood Avenue, Keysborough	\$681,000	20/05/17
2 28 Beau Vorno Avenue, Keysborough	\$693,000	25/03/17
3 30 Eildon Drive, Keysborough	\$726,000	20/03/17