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**STATEMENT OF INFORMATION**FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA**Sections 47AF of the Estate Agents Act 1980**

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## PROPERTY OFFERED FOR SALE

**1 Fernhurst Close, Keysborough, VIC 3173**

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## INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)**Range Between \$640,000 & \$680,000**

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## MEDIAN SALE PRICE

**Median price \$710,750 | House | Keysborough (3173)****Period - From 1 August 2016 to 28 August 2017 | Source - Core Logic / [www.realestate.com](http://www.realestate.com)**

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## 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 most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
<b>45 DARREN RD, KEYSBOROUGH VIC 3173</b>	<b>\$660,000</b>	<b>01/09/2017</b>
<b>335 CORRIGAN RD, KEYSBOROUGH VIC 3173</b>	<b>\$641,000</b>	<b>23/08/2017</b>
<b>10 LOXWOOD AVE, KEYSBOROUGH VIC 3173</b>	<b>\$681,000</b>	<b>30/05/2017</b>

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Please contact us for further information regarding this document or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Area Specialist Pty Ltd - 03 8586 6411**  
**Shop 13, Aspendale Gardens Shopping Centre, Narelle Dr, Aspendale Gardens**  
**3195**