

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 13/2-22 Breanne Place, Keysborough VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$720,000

Median sale price

Median price \$615,000 *House *Unit Suburb Keysborough
Period - From 1st April 2017 to 30th June 2017 Source Price Finder

Comparable property sales

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. 3 Scotch Avenue, Keysborough VIC 3173	\$688,000	12/08/2017
2. 7/170 Chapel Road, Keysborough VIC 3173	\$680,000	16/03/2017
3. 79 Stanley Road, Keysborough VIC 3173	\$695,000	20/02/2017