

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

18 Newbury Street, Keysborough Vic 3173

Indicative selling price

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

Single price \$880,000

Median sale price

Median price \$835,000

House

X

Unit

Suburb Keysborough

Period - From 01/07/2017

to 30/06/2018

Source REIV

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	64 Westwood Blvd KEYSBOROUGH 3173	\$967,500	11/07/2018
2	52 Church Rd KEYSBOROUGH 3173	\$957,500	28/04/2018
3	23 Stafford St KEYSBOROUGH 3173	\$930,000	14/08/2018

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 six months.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 480 sqm approx
Agent Comments

Indicative Selling Price
\$880,000
Median House Price
Year ending June 2018: \$835,000

Comparable Properties



64 Westwood Blvd KEYSBOROUGH 3173 (REI) Agent Comments

4 2 2

Price: \$967,500
Method: Private Sale
Date: 11/07/2018
Rooms: 5
Property Type: House
Land Size: 477 sqm approx



52 Church Rd KEYSBOROUGH 3173 (REI) Agent Comments

4 2 2

Price: \$957,500
Method: Auction Sale
Date: 28/04/2018
Rooms: 6
Property Type: House
Land Size: 451 sqm approx



23 Stafford St KEYSBOROUGH 3173 (REI) Agent Comments

4 2 2

Price: \$930,000
Method: Private Sale
Date: 14/08/2018
Rooms: -
Property Type: House
Land Size: 512 sqm approx