

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

31 Havenstone Drive Keysborough VIC 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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Keysborough

Period-from

01 Mar 2020

to

28 Feb 2021

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 6 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

44 Hidden Grove Boulevard Keysborough VIC 3173	\$975,000	29-Jan-21
29 Clarendon Drive Keysborough VIC 3173	\$960,000	22-Jan-21
17 Denmark Road Keysborough VIC 3173	\$938,000	10-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 03 March 2021



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**44 Hidden Grove Boulevard
Keysborough VIC 3173**

3 2 2

Sold Price

^{RS}

\$975,000

Sold Date

29-Jan-21

Distance

0.93km



**29 Clarendon Drive Keysborough
VIC 3173**

4 2 2

Sold Price

^{RS}

\$960,000

Sold Date

22-Jan-21

Distance

1.35km



**17 Denmark Road Keysborough VIC
3173**

3 2 2

Sold Price

^{RS}

\$938,000

Sold Date

10-Oct-20

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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