

## 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

5 DENBIGH COURT, KEYSBOROUGH, VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$800,000 to \$850,000

### Median sale price

Median price

\$745,000

House

Unit

Suburb

KEYSBOROUGH

Period

01 April 2017 to 30 September 2017

Source

 pricfinder

### 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
38 BALGOWLAH AVE, KEYSBOROUGH, VIC 3173	\$886,000	14/10/2017
3 LUGARNO CRT, KEYSBOROUGH, VIC 3173	*\$792,000	11/11/2017
52 NARELLAN DR, KEYSBOROUGH, VIC 3173	*\$851,500	27/09/2017