

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

3 Manooka Court, Keysborough, VIC 3173

Indicative selling price

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

Single Price / Range

\$680,000 - \$748,000

Median sale price

Median price

\$717,500

*House *Unit


Suburb

Keysborough

Period - From

1st April 2017 – 30th June 2017

Source



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
1. 7 Cromwell Court, Keysborough	\$720,000	26 th August 2017
2. 362 Corrigan Road, Keysborough	\$712,000	16 th Sept 2017
3. 315 Corrigan Road, Keysborough	\$715,000	12 th May 2017