

## 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

40 Hedgeley Road, Keysborough

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$685,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$717,500

\*House

☒

\*Unit

Suburb

KEYSBOROUGH

Period - From

1<sup>st</sup> Jan 2018

to

2<sup>nd</sup> Jan 2019

Source

Realestate.com.au

### 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. 30 Locharn Crescent, Keysborough | \$ 690,000 | 21/11/18     |
| 2. 20 Glenthorne Drive, Keysborough | \$ 725,000 | 1/10/18      |
| 3. 5 Locharn Crescent, Keysborough  | \$ 725,000 | 13/10/18     |