

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 9 Merrick Street, 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 \$590,000 & 649,000

Median sale price

(*Delete house or unit as applicable)

Median price \$700,000 *House *Unit Suburb Keysborough

Period - From 30/10/2018 to 30/4/2019 Source Core Logic

Comparable property sales

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. 238 Chandler Road, Keysborough	\$550,000	16/12/2018
	2. 263 Cheltenham Road, Keysborough	\$630,000	18/3/2019
	3. 323 Chandler Road, Keysborough	\$650,000	15/1/2019