

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	1 Club Avenue, Kingsbury Vic 3083
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Indicative selling price

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

Single price	\$730,000
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Median sale price

Median price	\$794,000	House	X	Unit		Suburb	Kingsbury
Period - From	01/04/2017	to	31/03/2018	Source	REIV		

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	21 Eagle Av KINGSBURY 3083	\$735,000	09/12/2017
2	13 Winter Cr RESERVOIR 3073	\$725,000	24/11/2017
3	8 Burns Gr KINGSBURY 3083	\$725,000	03/03/2018

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 six months.



3 2 1

Rooms:
Property Type: House
Land Size: 477 sqm approx
Agent Comments

Indicative Selling Price
\$730,000
Median House Price
Year ending March 2018: \$794,000

Comparable Properties



21 Eagle Av KINGSBURY 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$735,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 7
Property Type: House (Res)
Land Size: 520 sqm approx



13 Winter Cr RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 2

Price: \$725,000
Method: Sold Before Auction
Date: 24/11/2017
Rooms: -
Property Type: House (Res)



8 Burns Gr KINGSBURY 3083 (REI)

Agent Comments

3 1 1

Price: \$725,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 550 sqm approx