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	11a Ellerslie Street, Kingsbury Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$573,250	Pro	operty Type Un	it		Suburb	Kingsbury
Period - From 01/07/2024	to	30/09/2024	So	urce	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

Address of comparable property		Price	Date of sale
1	2/20 Crookston Rd RESERVOIR 3073	\$495,000	12/10/2024
2	11d Ellerslie St KINGSBURY 3083	\$485,000	17/09/2024
3	8/54-56 St Vigeons Rd RESERVOIR 3073	\$522,500	11/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/12/2024 09:03









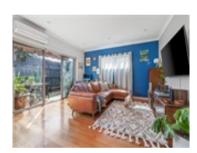




Property Type: Agent Comments

Indicative Selling Price \$485,000 **Median Unit Price** September quarter 2024: \$573,250

Comparable Properties



2/20 Crookston Rd RESERVOIR 3073 (REI)

2

Agent Comments

Price: \$495,000 Method: Auction Sale Date: 12/10/2024 **Property Type:** Unit



11d Ellerslie St KINGSBURY 3083 (REI)

2

Agent Comments

Price: \$485,000 Method: Private Sale Date: 17/09/2024 Property Type: Unit



8/54-56 St Vigeons Rd RESERVOIR 3073 (REI)

Price: \$522,500 Method: Private Sale Date: 11/07/2024 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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