

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

2/26 Cash Street, Kingsbury Vic 3083

Indicative selling price

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

Range between \$695,000

&

\$750,000

Median sale price

Median price \$505,000

Property Type Unit

Suburb Kingsbury

Period - From 07/02/2023

to

06/02/2024

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	1/40 Seston St RESERVOIR 3073	\$750,000	31/08/2023
2	1/20 Erskine Av RESERVOIR 3073	\$745,000	17/11/2023
3	16/2 Shoalhaven St BUNDOORA 3083	\$735,000	17/11/2023

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.~~

This Statement of Information was prepared on:

07/02/2024 14:57

Jodi Longmore-Scott

9842 1188

0408 126 215

jlongmorescott@woodards.com.au

Indicative Selling Price

\$695,000 - \$750,000

Median Unit Price

07/02/2023 - 06/02/2024: \$505,000

**Rooms:** 5**Property Type:** Flat**Land Size:** 374.149 sqm approx**Agent Comments**

Comparable Properties

1/40 Seston St RESERVOIR 3073 (VG)**Agent Comments****Price:** \$750,000**Method:** Sale**Date:** 31/08/2023**Property Type:** Strata Unit/Flat**1/20 Erskine Av RESERVOIR 3073 (REI/VG)****Agent Comments****Price:** \$745,000**Method:** Private Sale**Date:** 17/11/2023**Property Type:** Unit**16/2 Shoalhaven St BUNDOORA 3083 (REI/VG)** **Agent Comments****Price:** \$735,000**Method:** Private Sale**Date:** 17/11/2023**Property Type:** Townhouse (Single)