

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

66 The Fairway, Kingsbury Vic 3083

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$647,000

Property Type House

Suburb Kingsbury

Period - From 01/01/2019

to 31/12/2019

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	58 Clingin St RESERVOIR 3073	\$720,000	29/11/2019
2	22 Maryborough Av KINGSBURY 3083	\$704,000	23/11/2019
3	5 Flag St KINGSBURY 3083	\$697,500	09/11/2019

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:

07/02/2020 11:07



Property Type: House (Previously Occupied - Detached)

Land Size: 465 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median House Price

Year ending December 2019: \$647,000

Comparable Properties



58 Clingin St RESERVOIR 3073 (REI)

Agent Comments



Price: \$720,000

Method: Sold Before Auction

Date: 29/11/2019

Rooms: 4

Property Type: House (Res)

Land Size: 580 sqm approx



22 Maryborough Av KINGSBURY 3083 (REI)

Agent Comments



Price: \$704,000

Method: Auction Sale

Date: 23/11/2019

Rooms: 4

Property Type: House (Res)

Land Size: 481 sqm approx



5 Flag St KINGSBURY 3083 (REI)

Agent Comments



Price: \$697,500

Method: Auction Sale

Date: 09/11/2019

Rooms: 4

Property Type: House (Res)

Land Size: 464 sqm approx