

## 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

18 Keats Avenue, Kingsbury Vic 3083

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$620,000

&

\$660,000

#### Median sale price

Median price

\$741,000

House

X

Unit

Suburb

Kingsbury

Period - From

01/01/2018

to

31/12/2018

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	82 Whitelaw St RESERVOIR 3073	\$691,000	25/10/2018
2	15 The Fairway KINGSBURY 3083	\$632,500	22/09/2018
3	47 Summerhill Rd RESERVOIR 3073	\$615,000	30/11/2018

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.



**Rooms:**  
**Property Type:**  
**Land Size:** 561 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$620,000 - \$660,000  
**Median House Price**  
 Year ending December 2018: \$741,000

## Comparable Properties



**82 Whitelaw St RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$691,000  
**Method:** Private Sale  
**Date:** 25/10/2018  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**15 The Fairway KINGSBURY 3083 (REI/VG)**

**Agent Comments**



**Price:** \$632,500  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 465 sqm approx



**47 Summerhill Rd RESERVOIR 3073 (VG)**

**Agent Comments**



**Price:** \$615,000  
**Method:** Sale  
**Date:** 30/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx