

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

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