

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Address              | 35 Dunne Street, Kingsbury Vic 3083 |
|----------------------|-------------------------------------|
| Including suburb and |                                     |
| postcode             |                                     |
|                      |                                     |
|                      |                                     |

#### Indicative selling price

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

| Range between | \$800,000 | & | \$880,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price

| Median price  | \$723,000  | Hou | ise X      | Unit |        | Suburb | Kingsbury |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/10/2016 | to  | 30/09/2017 |      | 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

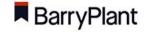
| 1 | 111 Boldrewood Pde RESERVOIR 3073 | \$840,000 | 01/07/2017 |
|---|-----------------------------------|-----------|------------|
| 2 | 181 Albert St RESERVOIR 3073      | \$829,000 | 26/08/2017 |
| 3 | 5 Boldrewood Pde RESERVOIR 3073   | \$817,000 | 27/05/2017 |

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: House Land Size: 641 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$800,000 - \$880,000 **Median House Price** Year ending September 2017: \$723,000

# Comparable Properties

111 Boldrewood Pde RESERVOIR 3073

(REI/VG) **--** 3





Price: \$840,000 Method: Auction Sale Date: 01/07/2017

Rooms: -

Property Type: House (Res) Land Size: 614 sqm approx

**Agent Comments** 

181 Albert St RESERVOIR 3073 (REI)







Price: \$829.000 Method: Auction Sale Date: 26/08/2017 Rooms: 4

Property Type: House (Res) Land Size: 625 sqm approx

**Agent Comments** 



5 Boldrewood Pde RESERVOIR 3073 (REI/VG) Agent Comments





Price: \$817,000 Method: Auction Sale Date: 27/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 700 sqm approx

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





Generated: 02/11/2017 14:08