

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

35 Dunne Street, Kingsbury Vic 3083

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

House

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)

Agent Comments



Price: \$840,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 614 sqm approx



181 Albert St RESERVOIR 3073 (REI)

Agent Comments



Price: \$829,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 625 sqm approx



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