

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

36 Keats Avenue, Kingsbury Vic 3083

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$801,500

House

X

Unit

Suburb

Kingsbury

Period - From

01/01/2017

to

31/12/2017

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	23 Oconnell St KINGSBURY 3083	\$809,000	18/11/2017
2	3 Golf Av KINGSBURY 3083	\$705,000	07/11/2017
3	25 Eagle Av KINGSBURY 3083	\$691,000	03/12/2017

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:
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
Year ending December 2017: \$801,500

Comparable Properties



23 Oconnell St KINGSBURY 3083 (REI)

Agent Comments

 3  1  2

Price: \$809,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 597 sqm approx



3 Golf Av KINGSBURY 3083 (VG)

Agent Comments

 3  -  -

Price: \$705,000
Method: Sale
Date: 07/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 512 sqm approx



25 Eagle Av KINGSBURY 3083 (REI)

Agent Comments

 3  1  2

Price: \$691,000
Method: Private Sale
Date: 03/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 520 sqm approx