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

1/31 Highland Street, Kingsbury Vic 3083

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|-----------|
| Range betweer | \$440,000 | | & | | \$470,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$552,500 | Pro | operty Type | Unit | | | Suburb | Kingsbury |
| Period - From | 01/01/2024 | to | 31/12/2024 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 1/7 Drysdale St RESERVOIR 3073 | \$441,188 | 24/02/2025 |
| 2 | 11a Ellerslie St KINGSBURY 3083 | \$475,000 | 31/01/2025 |
| 3 | 1/141 Rathcown Rd RESERVOIR 3073 | \$470,000 | 16/12/2024 |

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.

This Statement of Information was prepared on:

04/03/2025 13:26









Property Type: Unit Land Size: 132 sqm approx Agent Comments Indicative Selling Price \$440,000 - \$470,000 Median Unit Price Year ending December 2024: \$552,500

Comparable Properties

| 1/7 Drysdale St RESERVOIR 3073 (REI) 2 1 1 1 Price: \$441,188 Method: Sold Before Auction Date: 24/02/2025 Property Type: Unit Land Size: 129 sqm approx | Agent Comments |
|--|----------------|
| 11a Ellerslie St KINGSBURY 3083 (REI) 1 1 2 Price: \$475,000 Method: Private Sale Date: 31/01/2025 Property Type: Unit | Agent Comments |
| 1/141 Rathcown Rd RESERVOIR 3073 (REI/VG) 2 1 Price: \$470,000 Method: Private Sale Date: 16/12/2024 Property Type: Unit | Agent Comments |

Account - VICPROP | P: 03 8888 1011



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