

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

33 Scott Grove, Kingsbury Vic 3083

Indicative selling price

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

Range between

\$750,000

&

\$780,000

Median sale price

Median price

\$815,000

Property Type

House

Suburb

Kingsbury

Period - From

01/04/2022

to

30/06/2022

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	14 Stymie St KINGSBURY 3083	\$781,000	16/03/2022
2	1/5 Cash St KINGSBURY 3083	\$757,000	04/06/2022
3	33 Keats Av KINGSBURY 3083	\$755,000	18/06/2022

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:

02/08/2022 13:20



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$780,000
Median House Price
June quarter 2022: \$815,000

Comparable Properties

14 Stymie St KINGSBURY 3083 (VG)

Agent Comments



Price: \$781,000
Method: Sale
Date: 16/03/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 464 sqm approx



1/5 Cash St KINGSBURY 3083 (REI)

Agent Comments



Price: \$757,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 311 sqm approx



33 Keats Av KINGSBURY 3083 (REI)

Agent Comments



Price: \$755,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 556 sqm approx

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