

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

44 SCOTT GROVE KINGSBURY VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,000

Property type

House

Suburb

Kingsbury

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

2 INVERNESS STREET RESERVOIR VIC 3073	\$725,000	23-Dec-22
42 SCOTT GROVE KINGSBURY VIC 3083	\$785,000	20-Feb-23
2 STYMIE STREET KINGSBURY VIC 3083	\$762,500	21-Jan-23

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 6 months.

This Statement of Information was prepared on: 02 March 2023



**2 INVERNESS STREET RESERVOIR
VIC 3073**

Sold Price

\$725,000

Sold Date

23-Dec-22



3



1



3

Distance

1.58km



**42 SCOTT GROVE KINGSBURY VIC
3083**

Sold Price

^{RS} **\$785,000**

Sold Date

20-Feb-23



3



1



1

Distance

0.02km



**2 STYMIE STREET KINGSBURY VIC
3083**

Sold Price

\$762,500

Sold Date

21-Jan-23



3



1



3

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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