

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

3/3 Lowell Avenue, Kingsbury Vic 3083

Indicative selling price

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

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$538,550

Property Type

Unit

Suburb

Kingsbury

Period - From

01/01/2020

to

31/12/2020

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	18/47 Rathcown Rd RESERVOIR 3073	\$415,000	20/02/2021
2	3/3 McLennan PI PRESTON 3072	\$390,000	22/03/2021
3			

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:

29/03/2021 10:42



 2  1  1

Property Type:
Agent Comments

Indicative Selling Price
\$380,000 - \$410,000
Median Unit Price
Year ending December 2020: \$538,550

Comparable Properties



18/47 Rathcown Rd RESERVOIR 3073 (REI) **Agent Comments**

 2  1  1

Price: \$415,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Unit



3/3 McLennan PI PRESTON 3072 (REI) **Agent Comments**

 2  1  1

Price: \$390,000
Method: Private Sale
Date: 22/03/2021
Property Type: Apartment

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.