

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

2/31 Highland Street, Kingsbury Vic 3083

Indicative selling price

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

Range between

\$470,000

&

\$490,000

Median sale price

Median price

\$567,500

Property Type

Unit

Suburb

Kingsbury

Period - From

01/10/2019

to

30/09/2020

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	3/15 Cuthbert Rd RESERVOIR 3073	\$491,000	30/11/2020
2	7/6-8 Box St RESERVOIR 3073	\$470,000	12/11/2020
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:

11/01/2021 11:13



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$470,000 - \$490,000

Median Unit Price

Year ending September 2020: \$567,500

Comparable Properties

3/15 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$491,000

Method: Private Sale

Date: 30/11/2020

Rooms: 4

Property Type: Unit

7/6-8 Box St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$470,000

Method: Auction Sale

Date: 12/11/2020

Property Type: Unit

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.