

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

70 Scott Grove, Kingsbury Vic 3083

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$741,000

House

X

Unit

Suburb Kingsbury

Period - From 01/01/2018

to

31/12/2018

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	47 Summerhill Rd RESERVOIR 3073	\$615,000	30/11/2018
2	9 Eisenhower St RESERVOIR 3073	\$600,000	19/09/2018
3	30 Howard St RESERVOIR 3073	\$565,000	22/02/2019

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.~~



 2  1  1

Rooms:
Property Type: 2
Land Size: 553 sqm approx
Agent Comments

Indicative Selling Price
 \$560,000 - \$610,000
Median House Price
 Year ending December 2018: \$741,000

Comparable Properties



47 Summerhill Rd RESERVOIR 3073 (VG)

Agent Comments

 3  -  -

Price: \$615,000
Method: Sale
Date: 30/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 540 sqm approx



9 Eisenhower St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  -

Price: \$600,000
Method: Private Sale
Date: 19/09/2018
Rooms: -
Property Type: House
Land Size: 611 sqm approx

30 Howard St RESERVOIR 3073 (VG)

Agent Comments

 3  -  -

Price: \$565,000
Method: Sale
Date: 22/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 453 sqm approx