## 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

167 Dunne Street, Kingsbury Vic 3083

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$760,000		&		\$800,000				
Median sale price									
Median price	\$832,500	Pro	operty Type	Hou	ISE		Suburb	Kingsbury	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	27 Flag St KINGSBURY 3083	\$800,000	16/12/2023
2	72 The Fairway KINGSBURY 3083	\$800,000	27/01/2024
3	14 Crookston Rd RESERVOIR 3073	\$782,500	22/01/2024

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:

09/04/2024 14:58









Property Type: House (Res) Land Size: 640 sqm approx Agent Comments Indicative Selling Price \$760,000 - \$800,000 Median House Price December quarter 2023: \$832,500

# **Comparable Properties**



27 Flag St KINGSBURY 3083 (REI/VG)



Price: \$800,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 472 sqm approx Agent Comments

72 The Fairway KINGSBURY 3083 (REI)

Agent Comments

Agent Comments



Price: \$800,000 Method: Auction Sale Date: 27/01/2024 Rooms: 7 Property Type: House (Res) Land Size: 463 sqm approx



14 Crookston Rd RESERVOIR 3073 (REI/VG)



Price: \$782,500 Method: Sold Before Auction Date: 22/01/2024 Property Type: House (Res) Land Size: 513 sqm approx

#### Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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