

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 consumer.vic.gov.au/underquoting

Range between \$760,000 & \$800,000

Median sale price

Median price \$832,500 Property Type House Suburb Kingsbury

Period - From 01/10/2023 to 31/12/2023 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	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



 3  1  6

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)

Agent Comments

 3  2  1

Price: \$800,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 472 sqm approx

72 The Fairway KINGSBURY 3083 (REI)

Agent Comments

 3  1  2

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)

Agent Comments

 3  1  1

Price: \$782,500

Method: Sold Before Auction

Date: 22/01/2024

Property Type: House (Res)

Land Size: 513 sqm approx

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