

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	88 Scott Grove, Kingsbury Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$660,000

Median sale price

Median price	\$801,500	Ηοι	ıse X	Unit		Suburb	Kingsbury
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	48 Browning St KINGSBURY 3083	\$680,000	12/02/2018
2	55 Nisbett St RESERVOIR 3073	\$651,000	12/03/2018
3	35 Mcmahon Rd RESERVOIR 3073	\$575,190	21/12/2017

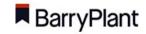
OR

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.





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Indicative Selling Price \$600,000 - \$660,000 **Median House Price** Year ending December 2017: \$801,500

Comparable Properties



48 Browning St KINGSBURY 3083 (REI)





Price: \$680,000

Method: Sold Before Auction

Date: 12/02/2018 Rooms: 3

Property Type: House (Res) Land Size: 568 sqm approx

Agent Comments



55 Nisbett St RESERVOIR 3073 (REI)

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Price: \$651,000 Method: Private Sale Date: 12/03/2018 Rooms: 5

Property Type: House (Res) Land Size: 581 sqm approx

Agent Comments

35 Mcmahon Rd RESERVOIR 3073 (VG)





Price: \$575,190 Method: Sale Date: 21/12/2017 Rooms: -

Property Type: House (Res) Land Size: 676 sqm approx

Agent Comments

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