

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

88 Scott Grove, Kingsbury Vic 3083

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

House

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.

	Address 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.



Rooms:
Property Type:
 Agent Comments

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

Comparable Properties



48 Browning St KINGSBURY 3083 (REI)

Agent Comments



Price: \$680,000
Method: Sold Before Auction
Date: 12/02/2018
Rooms: 3
Property Type: House (Res)
Land Size: 568 sqm approx



55 Nisbett St RESERVOIR 3073 (REI)

Agent Comments



Price: \$651,000
Method: Private Sale
Date: 12/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 581 sqm approx

35 McMahon Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$575,190
Method: Sale
Date: 21/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 676 sqm approx