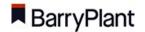
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offered for s	sale							
Address Including suburb and postcode		61a & 61b Flag Street, Kingsbury Vic 3083							
Indica	tive selling pric	ce							
For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price \$900,000									
Media	n sale price								
Med	ian price \$722,00	00 Pro	operty Type Hous	se		Suburb	Kingsbury		
Perio	d - From 01/10/2	2019 to	30/09/2020	Sc	ource	REIV			
Comp	arable property	y sales (*De	lete A or B belo	ow as ap <sub>l</sub>	plical	ole)			
<b>A*</b>	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						Pı	ice	Date of sale	
1									
2									
3									
OR									
В*	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:						on:	12/01/2021 09:33		







Indicative Selling Price \$900,000 Median House Price Year ending September 2020: \$722,000

## Comparable Properties

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.

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



