

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

3/21 The Fairway, Kingsbury Vic 3083

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$475,000

Property Type

Unit

Suburb

Kingsbury

Period - From

14/11/2021

to

13/11/2022

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	24 Boadle Rd BUNDOORA 3083	\$693,000	17/09/2022
2	110/3 Snake Gully Dr BUNDOORA 3083	\$675,000	15/06/2022
3	30a Main Dr BUNDOORA 3083	\$635,000	19/08/2022

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:

14/11/2022 17:13



 3
  2
  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$559,000

Median Unit Price

14/11/2021 - 13/11/2022: \$475,000

Comparable Properties



24 Boadle Rd BUNDOORA 3083 (REI)

Agent Comments

 3
  1
  2

Price: \$693,000

Method: Auction Sale

Date: 17/09/2022

Property Type: Townhouse (Res)

Land Size: 285 sqm approx



110/3 Snake Gully Dr BUNDOORA 3083 (VG)

Agent Comments

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Price: \$675,000

Method: Sale

Date: 15/06/2022

Property Type: Strata Flat - Single OYO Flat



30a Main Dr BUNDOORA 3083 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$635,000

Method: Private Sale

Date: 19/08/2022

Property Type: Townhouse (Single)

Land Size: 120 sqm approx

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