

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

170 DUNNE STREET KINGSBURY VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$759,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Kingsbury

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

3 EAGLE AVENUE KINGSBURY VIC 3083	\$820,000	21-Oct-23
5 NIBLICK STREET KINGSBURY VIC 3083	\$775,000	09-Dec-23
3 SCOTT GROVE KINGSBURY VIC 3083	\$765,000	04-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 26 March 2024

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**3 EAGLE AVENUE KINGSBURY VIC 3083** Sold Price **\$820,000** Sold Date **21-Oct-23** 3  1  1Distance **0.68km****5 NIBLICK STREET KINGSBURY VIC 3083** Sold Price **\$775,000** Sold Date **09-Dec-23** 3  1  3Distance **0.77km****3 SCOTT GROVE KINGSBURY VIC 3083** Sold Price **\$765,000** Sold Date **04-Nov-23** 3  1  1Distance **1.08km****RS** = Recent sale**UN** = Undisclosed Sale

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