## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

. ,	
Address	96 Scott Grove, Kingsbury Vic 3083
Including suburb and	

postcode

### Indicative selling price

Property offered for sale

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

Range between \$850,000 & \$890,000	Range between	\$850,000	&	\$890,000
-------------------------------------	---------------	-----------	---	-----------

## Median sale price

Median price	\$795,000	Pro	perty Type	House		Suburb	Kingsbury
Period - From	02/09/2020	to	01/09/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property

1	13 Browning St, Kingsbury, Vic 3083, Australia	\$857,500	19/06/2021
2	13 Scott Gr KINGSBURY 3083	\$855,000	24/04/2021
3			

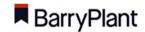
#### OR

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:	02/09/2021 10:21



Date of sale







Indicative Selling Price \$850,000 - \$890,000 Median House Price 02/09/2020 - 01/09/2021: \$795,000

# Comparable Properties

13 Browning St, Kingsbury, Vic 3083, Australia Agent Comments

(REI)

4 🙀 1

**Price:** \$857,500 **Method:** 

Date: 19/06/2021 Property Type: House



13 Scott Gr KINGSBURY 3083 (REI/VG)

**4** 3 **4** 1

Price: \$855,000 Method: Auction Sale Date: 24/04/2021

Property Type: House (Res) Land Size: 570 sqm approx **Agent Comments** 

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



