

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

96 Scott Grove, Kingsbury Vic 3083

Indicative selling price

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

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

Median sale price

Median price \$795,000

Property 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 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	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

~~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:

02/09/2021 10:21



Property Type:
Agent Comments

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)



Price: \$857,500
Method:
Date: 19/06/2021
Property Type: House



13 Scott Gr KINGSBURY 3083 (REI/VG) Agent Comments



Price: \$855,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 570 sqm approx

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.

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