

## 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

28 Green Avenue, Kingsbury Vic 3083

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$869,000

#### Median sale price

Median price \$801,500 House ☒ Unit ☐ Suburb Kingsbury

Period - From 01/01/2017 to 31/12/2017 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	35 Dunne St KINGSBURY 3083	\$850,000	09/12/2017
2	11 Chenies St RESERVOIR 3073	\$800,000	20/03/2018
3	36 Keats Av KINGSBURY 3083	\$800,000	10/03/2018

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.~~



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 511 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$790,000 - \$869,000  
**Median House Price**  
 Year ending December 2017: \$801,500

## Comparable Properties



**35 Dunne St KINGSBURY 3083 (REI/VG)**

**Agent Comments**



**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx



**11 Chenies St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 20/03/2018  
**Rooms:** -  
**Property Type:** House



**36 Keats Av KINGSBURY 3083 (REI)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 10/03/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 552 sqm approx