

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	28 Green Avenue, Kingsbury Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$801,500	Hou	se	Х	Unit		Suburt	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.

Ad	dress 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

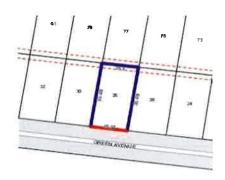
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Barry Plant | P: 03 94605066 | F: 03 94605100







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)

3







Price: \$850,000 Method: Auction Sale Date: 09/12/2017 Rooms: 4

Property Type: House (Res) Land Size: 641 sqm approx Agent Comments



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)

3







Price: \$800,000 Method: Auction Sale **Date:** 10/03/2018 Rooms: 4

Property Type: House (Res) Land Size: 552 sqm approx Agent Comments

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