Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/4 Bradshaw Street, Kingsbury Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between \$420,000	&	\$460,000
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Median sale price

Median price	\$490,000	Pro	perty Type	Jnit		Suburb	Kingsbury
Period - From	01/10/2021	to	30/09/2022	S	ource	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

Adv	aress or comparable property	1 1100	Date of Sale
1	2/11 Cash St KINGSBURY 3083	\$490,000	03/09/2022
2	3/30 Highland St KINGSBURY 3083	\$460,000	01/07/2022
3			

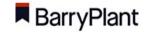
OR

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:	14/11/2022 15:35
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Date of sale







Rooms: 2

Property Type: Unit Land Size: 105 sqm approx

Agent Comments

Indicative Selling Price \$420,000 - \$460,000 **Median Unit Price**

Year ending September 2022: \$490,000

Comparable Properties



2/11 Cash St KINGSBURY 3083 (REI/VG)



Price: \$490,000 Method: Auction Sale Date: 03/09/2022 Property Type: Unit Land Size: 153 sqm approx **Agent Comments**









Price: \$460,000 Method: Sale Date: 01/07/2022

Property Type: Strata Unit - Conjoined

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. These two results are the only comparable results

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