

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

2/4 Bradshaw Street, Kingsbury Vic 3083

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$490,000 Property Type Unit Suburb Kingsbury

Period - From 01/10/2021 to 30/09/2022 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	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



 1  1  1

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)

Agent Comments

 2  1  1

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



3/30 Highland St KINGSBURY 3083 (VG)

Agent Comments

 2  -  -

Price: \$460,000
Method: Sale
Date: 01/07/2022
Property Type: Strata Unit - Conjoined

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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