

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 26 Bunker Avenue, Kingsbury Vic 3083

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$511,000 House Unit X Suburb Kingsbury

Period - From 01/01/2018 to 31/12/2018 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	64 Browning St KINGSBURY 3083	\$680,000	27/02/2019
2	2/80 Strathmerton St RESERVOIR 3073	\$650,000	16/10/2018
3	3/33 Storey Rd RESERVOIR 3073	\$632,500	09/02/2019

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: 521 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending December 2018: \$511,000

Comparable Properties

64 Browning St KINGSBURY 3083 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 27/02/2019

Rooms: -

Property Type: Townhouse (Res)



2/80 Strathmerton St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 16/10/2018

Rooms: 4

Property Type: Townhouse (Res)



3/33 Storey Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$632,500

Method: Auction Sale

Date: 09/02/2019

Rooms: -

Property Type: Townhouse (Res)