

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale	ļ
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Address	10 Burns Grove, Kingsbury Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$630,000
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Median sale price

Median price	\$523,500	Hou	I SO	Unit	х	Suburb	Kingsbury
Period - From	01/04/2017	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	1/30 Keats Av KINGSBURY 3083	\$643,000	24/02/2018
2	1/27 Clements Gr RESERVOIR 3073	\$621,000	28/04/2018
3	1/35 Clements Gr RESERVOIR 3073	\$592,500	02/06/2018

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 (Res) Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price \$580,000 - \$630,000 **Median Unit Price** Year ending March 2018: \$523,500

Comparable Properties



1/30 Keats Av KINGSBURY 3083 (REI/VG)







Price: \$643,000 Method: Auction Sale Date: 24/02/2018 Rooms: 4

Property Type: Unit

Agent Comments



1/27 Clements Gr RESERVOIR 3073 (REI)







Price: \$621,000 Method: Auction Sale Date: 28/04/2018 Rooms: 4

Property Type: Unit

Land Size: 280 sqm approx

Agent Comments



1/35 Clements Gr RESERVOIR 3073 (REI)

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Price: \$592,500 Method: Auction Sale Date: 02/06/2018

Rooms: -

Property Type: Unit

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken In the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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