

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

22 Maryborough Avenue, Kingsbury Vic 3083

Indicative selling price

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

Range between

\$600,000

&

\$630,000

Median sale price

Median price

\$647,000

Property Type

House

Suburb

Kingsbury

Period - From

01/10/2018

to

30/09/2019

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	17 Club Av KINGSBURY 3083	\$676,000	31/08/2019
2	24 Keats Av KINGSBURY 3083	\$647,000	27/07/2019
3	17 Keats Av KINGSBURY 3083	\$645,000	21/08/2019

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.~~

This Statement of Information was prepared on:

23/10/2019 11:32



Property Type: House (Previously Occupied - Detached)
Land Size: 481 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$630,000
Median House Price
 Year ending September 2019: \$647,000

Comparable Properties

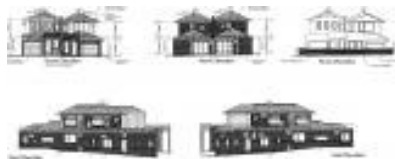


17 Club Av KINGSBURY 3083 (REI)

Agent Comments



Price: \$676,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 465 sqm approx



24 Keats Av KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$647,000
Method: Private Sale
Date: 27/07/2019
Rooms: 7
Property Type: House (Res)
Land Size: 557 sqm approx



17 Keats Av KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 21/08/2019
Rooms: 4
Property Type: House
Land Size: 557 sqm approx