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 betweer	n \$600,000		&		\$630,000					
Median sale price										
Median price	\$647,000	Pro	Property Type		House		Suburb	Kingsbury		
Period - From	01/10/2018	to	30/09/2019		So	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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) 3 1 2 Price: \$676,000 Method: Auction Sale Date: 31/08/2019 Rooms: 4 Property Type: House (Res) Land Size: 465 sqm approx	Agent Comments
24 Keats Av KINGSBURY 3083 (REI/VG) Price: \$647,000 Method: Private Sale Date: 27/07/2019 Rooms: 7 Property Type: House (Res) Land Size: 557 sqm approx	Agent Comments
17 Keats Av KINGSBURY 3083 (REI/VG) 3 1 2 Price: \$645,000 Method: Private Sale Date: 21/08/2019 Rooms: 4 Property Type: House Land Size: 557 sqm approx	Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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.