Statement of Information

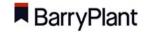
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Occilon 47Ai	or the Estate A	igents Act 1900
Property offered for sale					
Address Including suburb and postcode	ding suburb and				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$600,	&	\$650,000			
Median sale price*					
Median price Property Type Sui			uburb Kingsbury		
Period - From	to		Source		
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 2/26 Bunker Av KINGSBURY 3083				\$662,000	27/05/2019
2 2/46 Darebin Blvd RESERVOIR 3073				\$650,000	17/08/2019
3 4/27-29 Loddon Av RESERVOIR 3073				\$623,000	08/07/2019
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: 23/09/2019 12:37				
* When this Statement of Information was prepared, publicly available information providing median sale					



prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: Agent Comments

Indicative Selling Price \$600,000 - \$650,000 No median price available

Comparable Properties



2/26 Bunker Av KINGSBURY 3083 (REI/VG)





Agent Comments

Price: \$662,000 Method: Private Sale Date: 27/05/2019

Rooms: 6

Property Type: Townhouse (Res)



2/46 Darebin Blvd RESERVOIR 3073 (REI)





Price: \$650,000 Method: Private Sale Date: 17/08/2019

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

4/27-29 Loddon Av RESERVOIR 3073 (REI/VG) Agent Comments







Price: \$623,000 Method: Private Sale Date: 08/07/2019

Property Type: Townhouse (Res)

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



