# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 45 Green Avenue, Kingsbury Vic 3083

#### Indicative selling price

For the meaning o	meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$750,000					

#### Median sale price

Median price	\$722,000	Pro	perty Type Hou	use		Suburb	Kingsbury
Period - From	02/12/2019	to	01/12/2020	Sou	urce	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.

Add	dress of comparable property	Price	Date of sale
1	30 Loddon Av RESERVOIR 3073	\$775,000	17/08/2020
2	32 Clunes St KINGSBURY 3083	\$755,000	25/07/2020
3	6 Eagle Av KINGSBURY 3083	\$720,000	16/06/2020

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:

02/12/2020 10:06









**Property Type:** Agent Comments Indicative Selling Price \$750,000 Median House Price 02/12/2019 - 01/12/2020: \$722,000

# **Comparable Properties**

	30 Loddon Av RESERVOIR 3073 (REI/VG)	Agent Comments		
	<b>  </b> 3 <b> </b> 1 <b> </b> 1			
	Price: \$775,000			
	Method: Private Sale Date: 17/08/2020			
	Property Type: House			
	Land Size: 671 sqm approx			
	32 Clunes St KINGSBURY 3083 (REI)	Agent Comments		
Tester -	<b> == </b> 3 μ 1 🛱 3			
1.00	Price: \$755,000			
	Method: Auction Sale			
	Date: 25/07/2020 Property Type: House (Res)			
D	6 Eagle Av KINGSBURY 3083 (REI/VG)	Agent Comments		
19 300	📺 3 🗰 1 🛱 1			
	Price: \$720,000			
- C. String	Method: Private Sale Date: 16/06/2020			
and the second division of the second divisio	Date. 10/00/2020			



Rooms: 5 Property Type: House (Res) Land Size: 472 sqm approx

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.