

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

45 Green Avenue, Kingsbury Vic 3083

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$722,000

Property Type

House

Suburb

Kingsbury

Period - From

02/12/2019

to

01/12/2020

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	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



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



Price: \$755,000
Method: Auction Sale
Date: 25/07/2020
Property Type: House (Res)



6 Eagle Av KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 16/06/2020
Rooms: 5
Property Type: House (Res)
Land Size: 472 sqm approx