

#### 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	1/30 Keats Avenue, Kingsbury Vic 3083
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000
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#### Median sale price

Median price	\$485,000	Hou	se	Unit	х	Suburb	Kingsbury
Period - From	01/01/2017	to	31/12/2017		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.

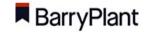
Add	dress of comparable property	Price	Date of sale
1	2/20 Bradshaw St KINGSBURY 3083	\$660,000	23/09/2017
2	1/7 Kyneton Av RESERVOIR 3073	\$550,000	17/11/2017
3	2/27-29 Highland St KINGSBURY 3083	\$460,000	26/08/2017

#### 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.











**Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending December 2017: \$485,000

## Comparable Properties



2/20 Bradshaw St KINGSBURY 3083 (REI/VG)

Price: \$660,000 Method: Auction Sale Date: 23/09/2017 Rooms: 4 Property Type: Unit

Land Size: 388 sqm approx

Agent Comments

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1/7 Kyneton Av RESERVOIR 3073 (REI/VG)

**-**2





Price: \$550,000

Method: Sold Before Auction

Date: 17/11/2017 Rooms: 3

Property Type: Unit

Land Size: 290 sqm approx

2/27-29 Highland St KINGSBURY 3083 (REI/VG)





Price: \$460,000 Method: Auction Sale Date: 26/08/2017 Rooms: 3

Property Type: Unit

**Agent Comments** 



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





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