## 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

46 Browning Street, Kingsbury Vic 3083

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$812,500	Pro	operty Type	Type House			Suburb	Kingsbury
Period - From	05/03/2024	to	04/03/2025		So	ource	Property	/ Data

#### 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 sixmonths 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	93 Dunne St KINGSBURY 3083	\$895,000	16/11/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

05/03/2025 12:06









Rooms: 6 Property Type: House Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price 05/03/2024 - 04/03/2025: \$812,500

# **Comparable Properties**



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.

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



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