# 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

2 Stymie Street, Kingsbury Vic 3083

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$750,000		&		\$780,000			
Median sale p	rice							
Median price	\$815,000	Pro	operty Type	Hou	se		Suburb	Kingsbury
Period - From	01/04/2022	to	30/06/2022		So	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	lress of comparable property	Price	Date of sale
1	18 Bunker Av KINGSBURY 3083	\$815,000	29/06/2022
2	14 Stymie St KINGSBURY 3083	\$781,000	16/03/2022
3	33 Keats Av KINGSBURY 3083	\$755,000	18/06/2022

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:

15/08/2022 14:52



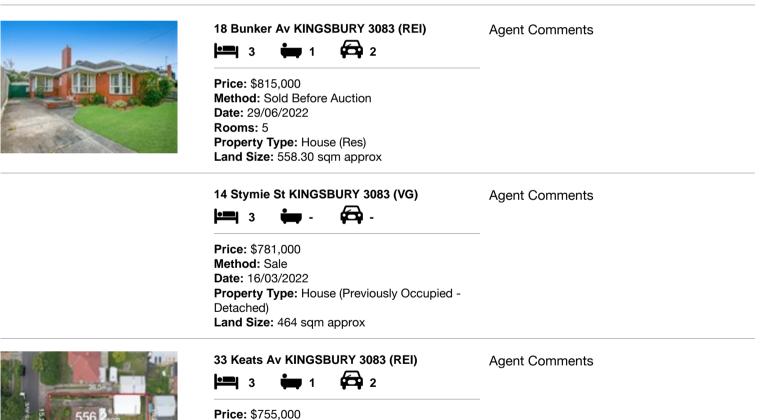






Property Type: House Land Size: 471 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$780,000 Median House Price June quarter 2022: \$815,000

# **Comparable Properties**



Method: Auction Sale Date: 18/06/2022 Property Type: House (Res) Land Size: 556 sqm approx

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propertydata

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