

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$780,000

### Median sale price

Median price \$815,000 Property Type House Suburb Kingsbury

Period - From 01/04/2022 to 30/06/2022 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	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



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**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



**18 Bunker Av KINGSBURY 3083 (REI)**

**Agent Comments**

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**Price:** \$815,000  
**Method:** Sold Before Auction  
**Date:** 29/06/2022  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 558.30 sqm approx

**14 Stymie St KINGSBURY 3083 (VG)**

**Agent Comments**

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**Price:** \$781,000  
**Method:** Sale  
**Date:** 16/03/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 464 sqm approx



**33 Keats Av KINGSBURY 3083 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 18/06/2022  
**Property Type:** House (Res)  
**Land Size:** 556 sqm approx