Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/1 Keats Avenue, Kingsbury Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$540,000		&		\$590,000					
Median sale pi	rice									
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Kingsbury		
Period - From	01/04/2021	to	30/06/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	3/4 Faye St RESERVOIR 3073	\$590,000	21/08/2021
2	1/73 Marchant Av RESERVOIR 3073	\$547,500	03/07/2021
3	3/22 Miranda Rd RESERVOIR 3073	\$541,000	18/08/2021

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:

06/09/2021 14:28





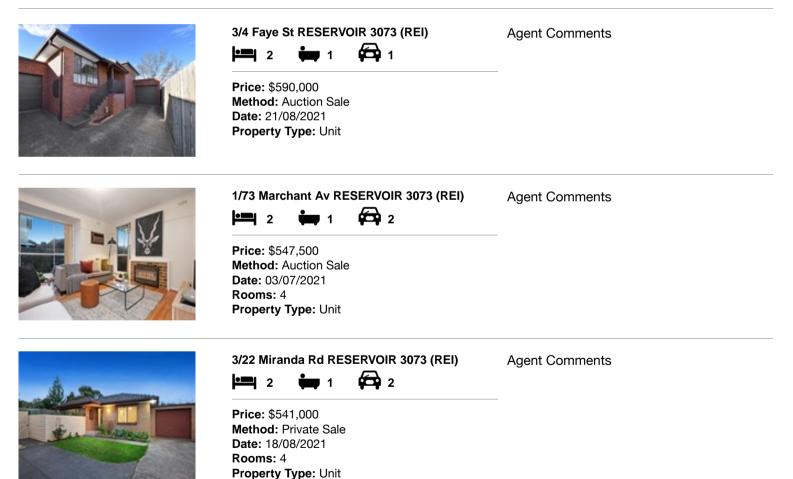




Property Type: Unit Agent Comments

Indicative Selling Price \$540,000 - \$590,000 Median Unit Price June quarter 2021: \$605,000

Comparable Properties



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



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