

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

1/29 O'Connell Street, Kingsbury Vic 3083

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$516,500

House

Unit

X

Suburb

Kingsbury

Period - From 01/07/2017

to

30/06/2018

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	1/27 Clements Gr RESERVOIR 3073	\$621,000	28/04/2018
2	10 Burns Gr KINGSBURY 3083	\$620,000	28/07/2018
3	1/35 Clements Gr RESERVOIR 3073	\$592,500	02/06/2018

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.



 3  1  2

Rooms:
Property Type: House
Land Size: 346 sqm approx
Agent Comments

Indicative Selling Price
\$565,000
Median Unit Price
Year ending June 2018: \$516,500

Comparable Properties



1/27 Clements Gr RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$621,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 4
Property Type: Unit
Land Size: 280 sqm approx



10 Burns Gr KINGSBURY 3083 (REI/VG)

Agent Comments

 3  1  1

Price: \$620,000
Method: Auction Sale
Date: 28/07/2018
Rooms: 4
Property Type: Unit
Land Size: 286 sqm approx



1/35 Clements Gr RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  2

Price: \$592,500
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: Unit