

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

19 Eagle Avenue, Kingsbury Vic 3083

Indicative selling price

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

Range between \$750,000

&

\$790,000

Median sale price

Median price \$802,000

Property Type House

Suburb Kingsbury

Period - From 01/01/2022

to 31/12/2022

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	9 Browning St KINGSBURY 3083	\$810,000	26/11/2022
2	13 Niblick St KINGSBURY 3083	\$802,000	03/12/2022
3	2 Stymie St KINGSBURY 3083	\$762,500	21/01/2023

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:

17/03/2023 12:06



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median House Price
Year ending December 2022: \$802,000

Comparable Properties



9 Browning St KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$810,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 570 sqm approx



13 Niblick St KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$802,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 465 sqm approx



2 Stymie St KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$762,500
Method: Private Sale
Date: 21/01/2023
Property Type: House (Res)
Land Size: 471 sqm approx

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