Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	ale
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Address	19 Eagle Avenue, Kingsbury Vic 3083
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between	\$750,000	&	\$790,000
Range between	\$750,000	&	\$790,000

Median sale price

Median price	\$802,000	Pro	perty 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

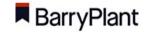
Add	dress of comparable property	Price	Date of sale
1	9 Browning St KINGSBURY 3083	\$810,000	26/11/2022
2	13 Niblick St KINGSBURY 3083	\$802,000	03/12/2022
3	2 Stymie St KINGSBURY 3083	\$762,500	21/01/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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
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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)

Price: \$810,000 Method: Auction Sale Date: 26/11/2022

Property Type: House (Res) Land Size: 570 sqm approx

Agent Comments



13 Niblick St KINGSBURY 3083 (REI/VG)





Price: \$802,000 Method: Auction Sale Date: 03/12/2022

Property Type: House (Res) Land Size: 465 sqm approx

Agent Comments



2 Stymie St KINGSBURY 3083 (REI/VG)

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Price: \$762,500 Method: Private Sale Date: 21/01/2023

Property Type: House (Res) Land Size: 471 sqm approx Agent Comments

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