

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

17 Curtain Street, Kingsbury Vic 3083

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$647,000

Property Type House

Suburb Kingsbury

Period - From 01/01/2019

to 31/12/2019

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	33 Clunes St KINGSBURY 3083	\$960,000	20/09/2019
2	34 Cash St KINGSBURY 3083	\$901,000	30/11/2019
3			

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:

18/02/2020 09:49



 3  1  1

Property Type: House
Land Size: 792 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending December 2019: \$647,000

Comparable Properties



33 Clunes St KINGSBURY 3083 (REI/VG)

Agent Comments

 3  1  2

Price: \$960,000
Method: Sold Before Auction
Date: 20/09/2019
Rooms: 4
Property Type: House (Res)
Land Size: 770 sqm approx



34 Cash St KINGSBURY 3083 (REI)

Agent Comments

 4  1  4

Price: \$901,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 6
Property Type: House (Res)
Land Size: 768 sqm approx

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.