

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

43 Keats Avenue, Kingsbury Vic 3083

Indicative selling price

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

Range between \$760,000 & \$790,000

Median sale price

Median price \$763,000 Property Type House Suburb Kingsbury

Period - From 01/10/2020 to 31/12/2020 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	6 Bunker Av KINGSBURY 3083	\$769,500	30/11/2020
2	140 Dunne St KINGSBURY 3083	\$750,000	20/02/2021
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:

23/02/2021 11:56



Property Type:
Agent Comments

Indicative Selling Price
\$760,000 - \$790,000
Median House Price
December quarter 2020: \$763,000

Comparable Properties



6 Bunker Av KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$769,500
Method: Private Sale
Date: 30/11/2020
Property Type: House
Land Size: 514 sqm approx

140 Dunne St KINGSBURY 3083 (REI)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 20/02/2021
Property Type: House (Res)
Land Size: 470 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.