Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	le
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Address	43 Keats Avenue, Kingsbury Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between \$760,000	&	\$790,000
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Median sale price

Median price	\$763,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		Date of care
1	6 Bunker Av KINGSBURY 3083	\$769,500	30/11/2020
2	140 Dunne St KINGSBURY 3083	\$750,000	20/02/2021
3			

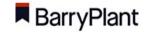
OR

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



Date of sale







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

Comparable Properties



6 Bunker Av KINGSBURY 3083 (REI/VG)

4



6

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

140 Dunne St KINGSBURY 3083 (REI)



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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.

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