

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

2/27 O'connell Street, Kingsbury Vic 3083

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$690,000

Property Type Townhouse

Suburb Kingsbury

Period - From 11/01/2023

to

10/01/2024

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	16/2 Shoalhaven St BUNDOORA 3083	\$735,000	17/11/2023
2	29b Bradshaw St KINGSBURY 3083	\$715,000	16/12/2023
3	1/18 Miranda Rd RESERVOIR 3073	\$710,000	23/09/2023

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:

11/01/2024 12:02

2/27 O'connell Street, Kingsbury Vic 3083

McGrath

Maggie Sun

03 9889 8800

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maggiesun@mcgrath.com.au

Indicative Selling Price

\$700,000 - \$750,000

Median Townhouse Price

11/01/2023 - 10/01/2024: \$690,000



3 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



16/2 Shoalhaven St BUNDOORA 3083 (REI/VG) **Agent Comments**

3 2 2

Price: \$735,000

Method: Private Sale

Date: 17/11/2023

Property Type: Townhouse (Single)



29b Bradshaw St KINGSBURY 3083 (REI) **Agent Comments**

2 1 1

Price: \$715,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Townhouse (Res)



1/18 Miranda Rd RESERVOIR 3073 (REI/VG) **Agent Comments**

3 2 2

Price: \$710,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)

Land Size: 252 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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