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	2/27 O'connell Street, Kingsbury Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$690,000	Pro	perty Type T	ownhouse		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

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 comparableproperties 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



McGrath

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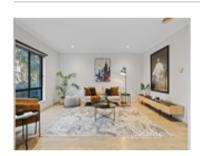
Indicative Selling Price \$700,000 - \$750,000 **Median Townhouse Price** 11/01/2023 - 10/01/2024: \$690,000





Property Type: Townhouse **Agent Comments**

Comparable Properties



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

Price: \$735,000 Method: Private Sale Date: 17/11/2023

Property Type: Townhouse (Single)



29b Bradshaw St KINGSBURY 3083 (REI)

Price: \$715,000 Method: Auction Sale Date: 16/12/2023

Property Type: Townhouse (Res)

Agent Comments



1/18 Miranda Rd RESERVOIR 3073 (REI/VG)

Price: \$710,000 Method: Auction Sale Date: 23/09/2023

Property Type: Townhouse (Res) Land Size: 252 sqm approx

Agent Comments

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



