

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

5/30 Scott Grove, Kingsbury Vic 3083

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Kingsbury

Period - From 14/10/2018

to 13/10/2019

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	5/27-29 Loddon Av RESERVOIR 3073	\$570,000	01/08/2019
2	171 Boldrewood Pde RESERVOIR 3073	\$542,500	28/05/2019
3	1/13 Nisbett St RESERVOIR 3073	\$540,000	19/07/2019

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:

14/10/2019 16:47



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

14/10/2018 - 13/10/2019: \$520,000

Comparable Properties



5/27-29 Loddon Av RESERVOIR 3073 (REI/VG) Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 01/08/2019

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 109 sqm approx



171 Boldrewood Pde RESERVOIR 3073 (VG) Agent Comments

2 - -

Price: \$542,500

Method: Sale

Date: 28/05/2019

Property Type: Flat/Unit/Apartment (Res)



1/13 Nisbett St RESERVOIR 3073 (REI/VG) Agent Comments

3 1 1

Price: \$540,000

Method: Sold Before Auction

Date: 19/07/2019

Property Type: Townhouse (Res)