## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

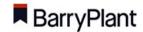
						,
Property offered for s	sale					
Address Including suburb and postcode	10 Browning Street, Kingsbury Vic 3083					
Indicative selling price	ce					
For the meaning of this p	orice see cor	nsumer.vic.gov.au/	underquoting/			
Range between \$850,000		&	\$920,000			
Median sale price						
Median price \$851,00	00 P	roperty Type Hou	se	Suburb	Kingsbury	
Period - From 01/04/2	2021 to	31/03/2022	Source	REIV		
Comparable property sales (*Delete A or B below as applicable)						
	estate agen	es sold within two at or agent's repres			•	
Address of comparable property				Р	rice	Date of sale
1 28 Scott Gr KINGSBURY 3083					920,000	02/04/2022
2						
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:	20/04/2022 09:21









Indicative Selling Price \$850,000 - \$920,000 Median House Price Year ending March 2022: \$851,000

## Comparable Properties



28 Scott Gr KINGSBURY 3083 (REI)

4 🖢 1 🗲

4 🙀 1 🛱

Price: \$920,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House

Property Type: House (Res) Land Size: 580 sqm approx

Agent Comments

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 is the most comparable result with 4 bedrooms and similar size land and structure within the Kingsbury area.

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100



