

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

74 Scott Grove, Kingsbury Vic 3083

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$794,000

House

X

Unit

Suburb Kingsbury

Period - From 01/04/2017

to

31/03/2018

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	8 Burns Gr KINGSBURY 3083	\$725,000	03/03/2018
2	88 Scott Gr KINGSBURY 3083	\$716,000	14/04/2018
3	48 Browning St KINGSBURY 3083	\$680,000	12/02/2018

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.

Adrian Antonello

9460 5066

0412 003 318

aantonello@barryplant.com.au

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

Year ending March 2018: \$794,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



8 Burns Gr KINGSBURY 3083 (REI)

Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 4

Property Type: House (Res)

Land Size: 550 sqm approx



88 Scott Gr KINGSBURY 3083 (REI)

Agent Comments



Price: \$716,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 3

Property Type: House (Res)



48 Browning St KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$680,000

Method: Sold Before Auction

Date: 12/02/2018

Rooms: 3

Property Type: House (Res)

Land Size: 568 sqm approx