

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

7/1023 Plenty Road, Kingsbury Vic 3083

Indicative selling price

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

Single price \$359,500

Median sale price

Median price \$495,000

Property Type Unit

Suburb Kingsbury

Period - From 01/10/2024

to 31/12/2024

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 | 206/11 Copernicus Cr BUNDOORA 3083 | \$355,000 | 13/02/2025 |
| 2 | 106/26 Copernicus Cr BUNDOORA 3083 | \$450,000 | 04/02/2025 |
| 3 | 610A/1095 Plenty Rd BUNDOORA 3083 | \$455,000 | 31/01/2025 |

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:

26/03/2025 16:24