

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

1/40 CASH STREET KINGSBURY VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Kingsbury

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

24 DUNNE STREET KINGSBURY VIC 3083	\$460,000	20-Apr-18
2/2 GREENWOOD DRIVE BUNDOORA VIC 3083	\$517,000	07-Dec-24

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 6 months.

This Statement of Information was prepared on: 18 March 2025

**24 DUNNE STREET KINGSBURY
VIC 3083**

2 1 -

Sold Price **\$460,000** Sold Date **20-Apr-18**Distance **0.2km****2/2 GREENWOOD DRIVE
BUNDOORA VIC 3083**

2 1 2

Sold Price **\$517,000** Sold Date **07-Dec-24**Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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