

#### 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	48 Flag Street, Kingsbury Vic 3083
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$640,000	&	\$680,000

#### Median sale price

Median price	\$754,000	Hou	ıse X	Unit		Suburb	Kingsbury
Period - From	01/07/2017	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	38 Clingin St RESERVOIR 3073	\$685,000	20/06/2018
2	18 Eagle Av KINGSBURY 3083	\$660,000	22/03/2018
3	20 Browning St KINGSBURY 3083	\$650,000	08/03/2018

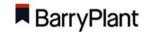
#### OR

**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.





Generated: 20/07/2018 11:50



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 464 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$640,000 - \$680,000 **Median House Price** Year ending June 2018: \$754,000

## Comparable Properties



38 Clingin St RESERVOIR 3073 (REI)

**=**3





Price: \$685,000

Method: Sold Before Auction

Date: 20/06/2018

Rooms: 4

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

Agent Comments

18 Eagle Av KINGSBURY 3083 (VG)

**-**3





**Agent Comments** 

Price: \$660.000 Method: Sale Date: 22/03/2018

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 465 sqm approx

20 Browning St KINGSBURY 3083 (VG)

**=** 3





Price: \$650,000 Method: Sale Date: 08/03/2018

Rooms: -

Property Type: House (Res) Land Size: 557 sqm approx Agent Comments

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





Generated: 20/07/2018 11:50