

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

48 Flag Street, Kingsbury Vic 3083

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

House

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.

| | Address 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.

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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)**

[Agent Comments](#)

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Price: \$685,000

Method: Sold Before Auction

Date: 20/06/2018

Rooms: 4

Property Type: House (Res)

Land Size: 580 sqm approx

18 Eagle Av KINGSBURY 3083 (VG)

[Agent Comments](#)

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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)

[Agent Comments](#)

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Price: \$650,000

Method: Sale

Date: 08/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 557 sqm approx