

## 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

19 DUNNE STREET KINGSBURY VIC 3083

### Indicative selling price

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

Single Price

\$985,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Kingsbury

Period-from

01 Feb 2024

to

31 Jan 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 35 GOULBURN AVENUE RESERVOIR VIC 3073 | \$950,000 | 13-Dec-24 |
| 46 RATHCOWN ROAD RESERVOIR VIC 3073   | \$980,000 | 04-Sep-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.

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**35 GOULBURN AVENUE  
RESERVOIR VIC 3073**

 3  1  1

Sold Price **\$950,000** Sold Date **13-Dec-24**

Distance **1.94km**



**46 RATHCOWN ROAD RESERVOIR  
VIC 3073**

 3  2  2

Sold Price **\$980,000** Sold Date **04-Sep-24**

Distance **1.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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