

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

9 Bunker Avenue, Kingsbury Vic 3083

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Kingsbury

Period - From

01/04/2023

to

30/06/2023

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	82 Tunaley Pde RESERVOIR 3073	\$805,000	26/08/2023
2	57 Burbank Dr RESERVOIR 3073	\$752,000	20/07/2023
3	15 Flag St KINGSBURY 3083	\$734,000	15/07/2023

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:

18/09/2023 09:49



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
June quarter 2023: \$850,000

These are the 3 most comparable results to this property that have sold recently.

Comparable Properties



82 Tunaley Pde RESERVOIR 3073 (REI)

Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 596 sqm approx



57 Burbank Dr RESERVOIR 3073 (REI)

Agent Comments



Price: \$752,000
Method: Sold Before Auction
Date: 20/07/2023
Property Type: House (Res)
Land Size: 585 sqm approx



15 Flag St KINGSBURY 3083 (REI)

Agent Comments



Price: \$734,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 461 sqm approx

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