Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Pro	nertv	offered	for	sale
1 10	PCILY	Ullelea	101	Jaic

Address	2/30 Keats Avenue, Kingsbury Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between \$530,000	&	\$570,000
-------------------------	---	-----------

Median sale price

Median price	\$605,000	Property Type		Unit		Suburb	Kingsbury
Period - From	01/04/2021	to	30/06/2021	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	1/73 Marchant Av RESERVOIR 3073	\$547,500	03/07/2021
2	4/29 Clunes St KINGSBURY 3083	\$575,000	17/02/2021
3			

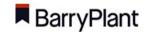
OR

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:	03/08/2021 10:14
--	------------------



Date of sale







Indicative Selling Price \$530,000 - \$570,000 Median Unit Price June quarter 2021: \$605,000

Comparable Properties



1/73 Marchant Av RESERVOIR 3073 (REI)

4 2 **4** 1

2

--,

Agent Comments

Price: \$547,500 Method: Auction Sale Date: 03/07/2021 Rooms: 4

Property Type: Unit

4/29 Clunes St KINGSBURY 3083 (REI/VG)

– 2



Agent Comments

Price: \$575,000 Method: Private Sale Date: 17/02/2021 Property Type: Unit

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.

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



