

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1/34 Highland Street, Kingsbury 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$600,000 & \$650,000

### Median sale price

Median price \$485,000

\*Unit X

Suburb or  
locality Kingsbury

Period - From July 2017

to September  
2017

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### Comparable property sales

**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
1/21 Banff Street Reservoir 3073	\$630,000	16/11/17
2/7 Kyneton Avenue Reservoir 3073	\$675,000	11/11/17
2/29 O'Connell Street Kingsbury 3083	\$650,000	1/7/17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on: 27/11/2017