

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

10 BURNS GROVE KINGSBURY VIC 3083

Indicative selling price

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

Single Price

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Kingsbury

Period-from

01 Mar 2024

to

28 Feb 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

1/32 LODDON AVENUE RESERVOIR VIC 3073	\$728,000	12-Oct-24
31A CASH STREET KINGSBURY VIC 3083	\$740,500	27-Dec-24
2/24 MCMAHON ROAD RESERVOIR VIC 3073	\$756,000	01-Mar-25

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.~~

This Statement of Information was prepared on: 17 March 2025



1/32 LODDON AVENUE RESERVOIR VIC 3073 Sold Price

\$728,000 Sold Date **12-Oct-24**

3 2 1

Distance **0.69km**



31A CASH STREET KINGSBURY VIC 3083 Sold Price

\$740,500 Sold Date **27-Dec-24**

3 2 1

Distance **0.83km**



2/24 MCMAHON ROAD RESERVOIR VIC 3073 Sold Price

^{RS} **\$756,000** Sold Date **01-Mar-25**

3 2 1

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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