

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

32 Clunes Street, Kingsbury Vic 3083

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$736,000 Property Type House Suburb Kingsbury

Period - From 01/01/2020 to 31/03/2020 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	66 The Fairway KINGSBURY 3083	\$722,000	06/03/2020
2	101 Darebin Blvd RESERVOIR 3073	\$718,000	27/06/2020
3	60 Scott Gr KINGSBURY 3083	\$685,000	07/03/2020

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:

30/06/2020 13:29



Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



66 The Fairway KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$722,000

Method: Private Sale

Date: 06/03/2020

Property Type: House

Land Size: 465 sqm approx



101 Darebin Blvd RESERVOIR 3073 (REI)

Agent Comments



Price: \$718,000

Method: Auction Sale

Date: 27/06/2020

Rooms: 7

Property Type: House (Res)

Land Size: 543 sqm approx



60 Scott Gr KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 07/03/2020

Rooms: 6

Property Type: House (Res)

Land Size: 554 sqm approx