

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

1/18 Clunes Street, Kingsbury Vic 3083

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$700,000 Property Type Townhouse Suburb Kingsbury

Period - From 14/02/2023 to 13/02/2024 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	1/2 Borrie St RESERVOIR 3073	\$846,000	14/10/2023
2	175 Boldrewood Pde RESERVOIR 3073	\$790,000	17/11/2023
3	57a Flag St KINGSBURY 3083	\$758,000	03/10/2023

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:

14/02/2024 09:58

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Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Townhouse Price
14/02/2023 - 13/02/2024: \$700,000

Comparable Properties



1/2 Borrie St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$846,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Townhouse (Res)

175 Boldwood Pde RESERVOIR 3073 (REI)

Agent Comments



Price: \$790,000
Method: Sold Before Auction
Date: 17/11/2023
Property Type: Townhouse (Res)
Land Size: 196 sqm approx



57a Flag St KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$758,000
Method: Sold Before Auction
Date: 03/10/2023
Property Type: Townhouse (Res)
Land Size: 234 sqm approx

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