

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

1/30 Highland Street, Kingsbury Vic 3083

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$593,750 Property Type Unit Suburb Kingsbury

Period - From 01/01/2024 to 31/03/2024 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	1/20 Dunne St KINGSBURY 3083	\$530,000	14/03/2024
2	1/147 Boldrewood Pde RESERVOIR 3073	\$515,000	10/02/2024
3	3/25 Invermay St RESERVOIR 3073	\$500,000	05/01/2024

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: 16/04/2024 17:01

1/30 Highland Street, Kingsbury Vic 3083

**Jellis
Craig**

Matthew Zagami
03 9070 5095
0414 751 998

MatthewZagami@jellisrcraig.com.au



 2  1  1

Property Type: Unit
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$539,000
Median Unit Price
March quarter 2024: \$593,750

Comparable Properties



1/20 Dunne St KINGSBURY 3083 (VG)

Agent Comments

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Price: \$530,000
Method: Sale
Date: 14/03/2024
Property Type: Strata Unit/Flat



1/147 Boldrewood Pde RESERVOIR 3073 (REI) **Agent Comments**

 2  1  1

Price: \$515,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit

3/25 Invermay St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$500,000
Method: Private Sale
Date: 05/01/2024
Rooms: 4
Property Type: Unit

Account - Jellis Craig | P: 03 9070 5095



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