

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

1/33 Dunne Street, Kingsbury Vic 3083

Indicative selling price

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

Single price \$630,000

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	1/45 Dunne St KINGSBURY 3083	\$680,000	21/03/2024
2	1/2 Kyneton Av RESERVOIR 3073	\$655,000	06/12/2023
3	1/22 Summerhill Rd RESERVOIR 3073	\$560,000	23/04/2024

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:

20/05/2024 10:42



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$630,000

Median Unit Price

March quarter 2024: \$593,750

Comparable Properties



1/45 Dunne St KINGSBURY 3083 (REI)

Agent Comments

3 1 1

Price: \$680,000

Method: Private Sale

Date: 21/03/2024

Property Type: Unit



1/2 Kyneton Av RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$655,000

Method: Sold Before Auction

Date: 06/12/2023

Property Type: Unit



1/22 Summerhill Rd RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$560,000

Method: Private Sale

Date: 23/04/2024

Property Type: Unit

Land Size: 290 sqm approx

Account - Love & Co