

# 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

12 Club Avenue, Kingsbury Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000 & \$880,000

### Median sale price

Median price \$820,000 Property Type House Suburb Kingsbury

Period - From 12/06/2023 to 11/06/2024 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	3 Bunker Av KINGSBURY 3083	\$895,000	08/06/2024
2	107 The Fairway KINGSBURY 3083	\$845,000	25/05/2024
3	5/13 Dundee St RESERVOIR 3073	\$860,000	04/01/2024

**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: 12/06/2024 17:08



**Property Type:** House

**Land Size:** 446.312 sqm approx

Agent Comments

## Comparable Properties



**3 Bunker Av KINGSBURY 3083 (REI)**

Agent Comments



**Price:** \$895,000

**Method:** Auction Sale

**Date:** 08/06/2024

**Property Type:** House (Res)

**Land Size:** 477 sqm approx



**107 The Fairway KINGSBURY 3083 (REI)**

Agent Comments



**Price:** \$845,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** House (Res)

**5/13 Dundee St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$860,000

**Method:** Private Sale

**Date:** 04/01/2024

**Property Type:** Townhouse (Res)