

# 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

126 The Fairway, 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 \$700,000 & \$770,000

### Median sale price

Median price \$832,500 Property Type House Suburb Kingsbury

Period - From 01/10/2023 to 31/12/2023 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	26 The Fairway KINGSBURY 3083	\$825,000	18/11/2023
2	27 Flag St KINGSBURY 3083	\$800,000	16/12/2023
3	5 Niblick St KINGSBURY 3083	\$775,000	09/12/2023

**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:

16/01/2024 21:13

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

December quarter 2023: \$832,500



 3  2  2

**Property Type:** House (Res)

**Land Size:** 480 sqm approx

**Agent Comments**

If parklands, schools and transport are high on your lifestyle wish list, this newly renovated three bedroom two bathroom home backing Darebin Parklands offers on-trend entry to it all.

## Comparable Properties



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

**Agent Comments**

 4  2  4

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)



**27 Flag St KINGSBURY 3083 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 472 sqm approx



**5 Niblick St KINGSBURY 3083 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$775,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 458 sqm approx

**Account - Jellis Craig | P: 03 9403 9300**