Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	126 The Fairway, Kingsbury Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$832,500	Pro	perty Type	louse		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

Aut	Address of comparable property		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



Date of sale



Nigel Harry 03 9403 9300 0412 464 116

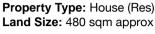
nigelharry@jelliscraig.com.au

Indicative Selling Price \$700,000 - \$770,000 Median House Price

December quarter 2023: \$832,500

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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)

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Price: \$825,000 Method: Auction Sale Date: 18/11/2023

Property Type: House (Res)

Agent Comments



27 Flag St KINGSBURY 3083 (REI)

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Price: \$800,000 **Method:** Auction Sale **Date:** 16/12/2023

Property Type: House (Res) Land Size: 472 sqm approx Agent Comments



5 Niblick St KINGSBURY 3083 (REI)







Price: \$775,000 **Method:** Auction Sale **Date:** 09/12/2023

Property Type: House (Res) Land Size: 458 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300



