

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

202/1001 PLENTY ROAD KINGSBURY VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Kingsbury

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

1/995 PLENTY ROAD KINGSBURY VIC 3083	\$300,000	28-Mar-24
205/8 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$301,000	20-Jan-24
203B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$313,000	01-May-24

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 6 months.~~

This Statement of Information was prepared on: 20 May 2024



**1/995 PLENTY ROAD KINGSBURY
VIC 3083**

1 1 -

Sold Price

^{RS} **\$300,000**

Sold Date

28-Mar-24

Distance

0.08km



**205/8 COPERNICUS CRESCENT
BUNDOORA VIC 3083**

1 1 -

Sold Price

\$301,000

Sold Date

20-Jan-24

Distance

0.83km



**203B/1093 PLENTY ROAD
BUNDOORA VIC 3083**

1 1 1

Sold Price

^{RS} **\$313,000**

Sold Date

01-May-24

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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