

## 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

29 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Kingsbury

Period-from

01 Nov 2022

to

31 Oct 2023

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

6 BROWNING STREET KINGSBURY VIC 3083	\$900,000	19-Sep-23
19 EAGLE AVENUE KINGSBURY VIC 3083	\$863,000	13-Apr-23
6 GREEN AVENUE KINGSBURY VIC 3083	\$877,500	06-May-23

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: 28 November 2023



**6 BROWNING STREET KINGSBURY VIC 3083** Sold Price **\$900,000** Sold Date **19-Sep-23**

 3  1  1

Distance **0.68km**



**19 EAGLE AVENUE KINGSBURY VIC 3083** Sold Price **\$863,000** Sold Date **13-Apr-23**

 3  1  2

Distance **0.29km**



**6 GREEN AVENUE KINGSBURY VIC 3083** Sold Price **\$877,500** Sold Date **06-May-23**

 3  1  3

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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