

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

4/73-75 DUNNE STREET 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Kingsbury

Period-from

01 Jul 2022

to

30 Jun 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

4/39 PURINUAN ROAD RESERVOIR VIC 3073	\$550,000	28-Mar-23
3/39 PURINUAN ROAD RESERVOIR VIC 3073	\$552,000	28-Jan-23
2/39 PURINUAN ROAD RESERVOIR VIC 3073	\$535,000	24-Mar-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 July 2023



4/39 PURINUAN ROAD RESERVOIR VIC 3073 Sold Price

\$550,000 Sold Date **28-Mar-23**

2 1 1

Distance **0.68km**



3/39 PURINUAN ROAD RESERVOIR VIC 3073 Sold Price

\$552,000 Sold Date **28-Jan-23**

2 1 1

Distance **0.68km**



2/39 PURINUAN ROAD RESERVOIR VIC 3073 Sold Price

\$535,000 Sold Date **24-Mar-23**

2 1 1

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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