

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

45 Scott Grove, Kingsbury Vic 3083

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$796,000 Property Type House Suburb Kingsbury

Period - From 01/10/2022 to 30/09/2023 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	25 The Fairway KINGSBURY 3083	\$850,000	02/06/2023
2	3 Scott Gr KINGSBURY 3083	\$765,000	04/11/2023
3			

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: 17/11/2023 11:19

45 Scott Grove, Kingsbury Vic 3083

**Jellis
Craig**

Sam Babalis

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 3  1  2

Property Type: House

Land Size: 492 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending September 2023: \$796,000

Comparable Properties



25 The Fairway KINGSBURY 3083 (REI/VG)

Agent Comments

 3  1  4

Price: \$850,000

Method: Private Sale

Date: 02/06/2023

Property Type: House

Land Size: 470 sqm approx



3 Scott Gr KINGSBURY 3083 (REI)

Agent Comments

 4  2  1

Price: \$765,000

Method: Auction Sale

Date: 04/11/2023

Property Type: House (Res)

Land Size: 461 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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