

## 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

8A ELLERSLIE STREET 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

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Kingsbury

Period-from

01 Jun 2023

to

31 May 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

3/213-215 ALBERT STREET RESERVOIR VIC 3073	\$415,000	17-Jan-24
2/39 KIRBY STREET RESERVOIR VIC 3073	-	03-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: 04 June 2024



**3/213-215 ALBERT STREET  
RESERVOIR VIC 3073**

 2  1  -

Sold Price **\$415,000** Sold Date **17-Jan-24**

Distance **1.7km**



**2/39 KIRBY STREET RESERVOIR  
VIC 3073**

 2  1  -

Sold Price <sup>RS UN</sup> - Sold Date **03-May-24**

Distance **1.6km**

RS = Recent sale      UN = Undisclosed Sale

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