

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/40 SCOTT GROVE, KINGSBURY, VIC

2 1 1

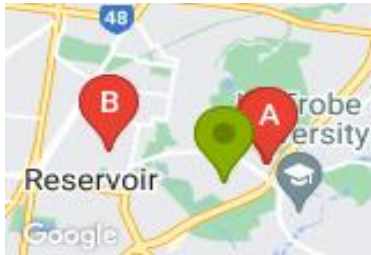
Indicative Selling Price

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

Price Range: \$460,000 to \$506,000

Provided by: Michael Tomadakis, Harcourts Rata & Co

MEDIAN SALE PRICE



KINGSBURY, VIC, 3083

Suburb Median Sale Price (Unit)

\$490,000

01 April 2022 to 31 March 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8/12-14 CASH ST, KINGSBURY, VIC 3083

2 1 1

Sale Price

\$530,000

Sale Date: 18/02/2023

Distance from Property: 639m



3/51 LANE CRES, RESERVOIR, VIC 3073

2 1 1

Sale Price

***\$500,000**

Sale Date: 18/02/2023

Distance from Property: 1.5km



4/12-14 CASH ST, KINGSBURY, VIC 3083

2 1 1

Sale Price

\$510,000

Sale Date: 14/01/2023

Distance from Property: 630m



This report has been compiled on 14/04/2023 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

2/40 SCOTT GROVE, KINGSBURY, VIC 3083

Indicative selling price

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

Price Range: \$460,000 to \$506,000

Median sale price

Median price

\$490,000

Property type

Unit

Suburb

KINGSBURY

Period

01 April 2022 to 31 March 2023

Source



Comparable property sales

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

8/12-14 CASH ST, KINGSBURY, VIC 3083	\$530,000	18/02/2023
3/51 LANE CRES, RESERVOIR, VIC 3073	*\$500,000	18/02/2023
4/12-14 CASH ST, KINGSBURY, VIC 3083	\$510,000	14/01/2023

This Statement of Information was prepared on:

14/04/2023