

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

15 Browning Street, 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 \$820,000 Property Type House Suburb Kingsbury

Period - From 01/07/2021 to 30/09/2021 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 Club Av KINGSBURY 3083	\$872,000	29/05/2021
2	13 Browning St KINGSBURY 3083	\$857,500	19/06/2021
3	82 Green Av KINGSBURY 3083	\$814,000	23/10/2021

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:

20/11/2021 15:50



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
September quarter 2021: \$820,000

Comparable Properties



25 Club Av KINGSBURY 3083 (REI)

Agent Comments



Price: \$872,000
Method: Auction Sale
Date: 29/05/2021
Property Type: House (Res)
Land Size: 467 sqm approx



13 Browning St KINGSBURY 3083 (REI)

Agent Comments



Price: \$857,500
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 560 sqm approx



82 Green Av KINGSBURY 3083 (REI)

Agent Comments



Price: \$814,000
Method: Auction Sale
Date: 23/10/2021
Property Type: House (Res)
Land Size: 466 sqm approx

Account - Love & Co