

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

201/1001 PLENTY ROAD 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

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Kingsbury

Period-from

01 Jan 2024

to

31 Dec 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

10/1031 PLENTY ROAD KINGSBURY VIC 3083	\$325,000	06-Nov-24
211A/1095 PLENTY ROAD BUNDOORA VIC 3083	\$385,000	02-Sep-24
104C/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$355,000	11-Dec-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: 28 January 2025



10/1031 PLENTY ROAD KINGSBURY VIC 3083

Sold Price

\$325,000

Sold Date **06-Nov-24**

 2  1  1

Distance **0.31km**



211A/1095 PLENTY ROAD BUNDOORA VIC 3083

Sold Price

\$385,000

Sold Date **02-Sep-24**

 2  1  1

Distance **1.18km**



104C/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083

Sold Price

^{RS} **\$355,000**

Sold Date **11-Dec-24**

 2  1  1

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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