

## Statement of Information

## Single residential property located in the Melbourne metropolitan

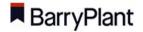
## Section 47AF of the Estate Agents Act 1980

							OC		~ı '	or the Estate	79	Cilia Act 1300
Property offered	d for s	sale										
Address Including suburb and postcode		937-941 Plenty Road, Kingsbury Vic 3083										
Indicative sellin	g pric	e										
For the meaning o	of this p	rice see	cons	sume	er.vic.gov	.au/u	nde	rquoting				
Range between	Range between \$3,600,000			& \$3,96				960,000				
Median sale pri	ce											
Median price \$	Median price \$650,000				Х	Ur	nit _			Suburb	Kir	ngsbury
Period - From 0	to	o 30/06/2017 Source					RE	EIV				
Comparable pro	perty	sales (	(*Del	lete	A or B b	elov	v as	applica	ble	)		
	nat the	estate a							•	oroperty for sak to be most co		
Address of comparable property										Price		Date of sale
1												
2												
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.











Rooms:

Property Type: Retail (Com) Land Size: 1200 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$3,600,000 - \$3,960,000 **Median House Price** Year ending June 2017: \$650,000

## Comparable Properties



1019-1021 Plenty Rd KINGSBURY 3083 (REI)

Price: \$4,500,000

Method: Sold Before Auction

Date: 11/05/2017 Rooms: 8

Property Type: House (Res) Land Size: 1541 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.

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**Agent Comments**