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	1 NIBLICK STREET 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~~		or range between	$740,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$782,000	Property type	House	Suburb	Kingsbury
Period-from	01 Mar 2022	to	28 Feb 2023	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
2 STYMIE STREET KINGSBURY VIC 3083	$762,500	21-Jan-23
13 NIBLICK STREET KINGSBURY VIC 3083	$802,000	03-Dec-22
122 DUNNE STREET KINGSBURY VIC 3083	$802,000	12-Nov-22

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: 20 March 2023

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2 STYMIE STREET KINGSBURY VIC 3083

3 1 3

Sold Price **$762,500** Sold Date **21-Jan-23**

Distance **0.48km**



13 NIBLICK STREET KINGSBURY VIC 3083

3 1 1

Sold Price **$802,000** Sold Date **03-Dec-22**

Distance **0.09km**



122 DUNNE STREET KINGSBURY VIC 3083

3 1 3

Sold Price Sold Date **12-Nov-22**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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