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	140 The Fairway, Kingsbury Vic 3083

Indicative selling price

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

Range between $740,000 & $790,000

Median sale price

Median price $861,000 Property Type House Suburb Kingsbury

Period - From 01/04/2024 to 30/06/2024 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	42 Scott Gr KINGSBURY 3083	$816,500	31/08/2024
2	31 Keats Av KINGSBURY 3083	$808,500	27/07/2024
3	107 The Fairway KINGSBURY 3083	$845,000	25/05/2024

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: 11/09/2024 10:31

140 The Fairway, Kingsbury Vic 3083

Brian Te
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3 1 5

Property Type: House
Land Size: 464 sqm approx

Agent Comments

Indicative Selling Price
$740,000 - $790,000
Median House Price
June quarter 2024: $861,000

Comparable Properties



42 Scott Gr KINGSBURY 3083 (REI)

3 1 2

Price: $816,500
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



31 Keats Av KINGSBURY 3083 (REI)

3 1 -

Price: $808,500
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments



107 The Fairway KINGSBURY 3083 (REI/VG)

3 1 2

Price: $845,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 465 sqm approx

Agent Comments

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