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	1/40 CASH 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	$635,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Kingsbury
Period-from	01 Apr 2024	to	31 Mar 2025	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
4/29 CLUNES STREET KINGSBURY VIC 3083	$615,000	31-Jan-25
1/14 THE FAIRWAY KINGSBURY VIC 3083	$660,000	21-Oct-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: 15 April 2025

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4/29 CLUNES STREET KINGSBURY VIC 3083

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Sold Price **$615,000** Sold Date **31-Jan-25**

Distance **0.31km**



1/14 THE FAIRWAY KINGSBURY VIC 3083

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Sold Price **$660,000** Sold Date **21-Oct-24**

Distance **0.17km**

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

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