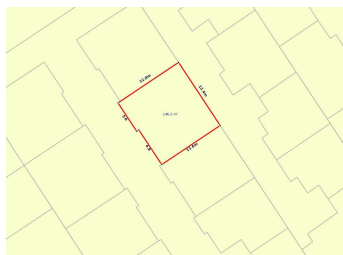


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/353-355 GEELONG ROAD, KINGSVILLE, 2 1 1

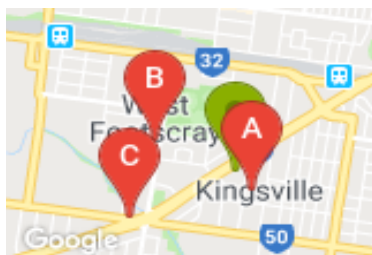
Indicative Selling Price

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

Price Range: 490,000 to \$520,000

Provided by: Cameron Parker, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



KINGSVILLE, VIC, 3012

Suburb Median Sale Price (Unit)

\$406,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/29 EDGAR ST, KINGSVILLE, VIC 3012 2 1 1

Sale Price

\$505,000

Sale Date: 24/03/2018

Distance from Property: 166m



3/60 ROBERTS ST, WEST FOOTSCRAY, VIC 3012 2 1 1

Sale Price

\$571,000

Sale Date: 07/04/2018

Distance from Property: 579m



5/350 SOMERVILLE RD, WEST FOOTSCRAY, VIC 2 1 1

Sale Price

\$540,000

Sale Date: 27/01/2018

Distance from Property: 766m



This report has been compiled on 27/06/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/353-355 GEELONG ROAD, KINGSVILLE, VIC 3012

Indicative selling price

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

Price Range:

490,000 to \$520,000

Median sale price

Median price

\$406,000

House

Unit

X


Suburb

KINGSVILLE

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
3/29 EDGAR ST, KINGSVILLE, VIC 3012	\$505,000	24/03/2018
3/60 ROBERTS ST, WEST FOOTSCRAY, VIC 3012	\$571,000	07/04/2018
5/350 SOMERVILLE RD, WEST FOOTSCRAY, VIC 3012	\$540,000	27/01/2018