

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

2/75 Kingsville Street, Kingsville Vic 3012

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$524,250

Property Type

Unit

Suburb

Kingsville

Period - From

01/07/2019

to

30/06/2020

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.

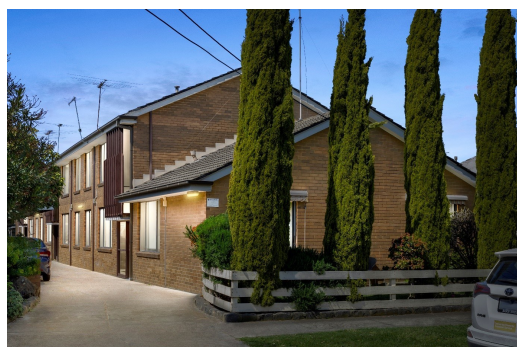
	Address of comparable property	Price	Date of sale
1	3/20 Edgar St KINGSVILLE 3012	\$420,000	30/06/2020
2	9/3 Lewis St KINGSVILLE 3012	\$415,000	30/07/2020
3	9/30 Bishop St KINGSVILLE 3012	\$400,000	01/06/2020

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:

05/10/2020 12:22



2 1 1

Rooms: 3

Property Type: Flat

Land Size: 64 sqm approx

Agent Comments

Comparable Properties



3/20 Edgar St KINGSVILLE 3012 (VG)

2 - -

Price: \$420,000

Method: Sale

Date: 30/06/2020

Property Type: Strata Unit/Flat

Agent Comments

Ground floor 2 bedroom flat in the parrallel street.



9/3 Lewis St KINGSVILLE 3012 (REI)

2 1 1

Price: \$415,000

Method: Private Sale

Date: 30/07/2020

Property Type: Flat

Agent Comments

More renovated/updated 2 bedroom flat. Further away from amenities and a company share block.



9/30 Bishop St KINGSVILLE 3012 (REI/VG)

2 1 1

Price: \$400,000

Method: Private Sale

Date: 01/06/2020

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

2 bedroom flat more updated, but further away from amenities.