

## 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

3/31 Edgar Street, Kingsville Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$320,000

&

\$350,000

### Median sale price

Median price

\$500,000

House

Unit

X

Suburb

Kingsville

Period - From

01/01/2018

to

31/12/2018

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	5/19a Bishop St KINGSVILLE 3012	\$375,000	23/03/2019
2	5/28 Bishop St KINGSVILLE 3012	\$373,000	02/02/2019
3	6/20 Edgar St KINGSVILLE 3012	\$360,000	11/12/2018

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.



2   1   1

**Rooms:**

**Property Type:** Flat

Agent Comments

## Comparable Properties



**5/19a Bishop St KINGSVILLE 3012 (REI)**

Agent Comments

2   1   1

**Price:** \$375,000

**Method:** Auction Sale

**Date:** 23/03/2019

**Rooms:** -

**Property Type:** Flat



**5/28 Bishop St KINGSVILLE 3012 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$373,000

**Method:** Auction Sale

**Date:** 02/02/2019

**Rooms:** -

**Property Type:** Flat



**6/20 Edgar St KINGSVILLE 3012 (VG)**

Agent Comments

2   -   -

**Price:** \$360,000

**Method:** Sale

**Date:** 11/12/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)