



2 2 1

Rooms:
Property Type: House
Land Size: 119 sqm
Agent Comments

Indicative Selling Price

\$790,000 - \$830,000

Median House Price

March quarter 2017: \$1,085,000

Comparable Properties



8 Emma St SEDDON 3011 (REI/VG)

Agent Comments

2 2 2

Price: \$867,000
Method: Auction Sale
Date: 20/08/2016
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 157 sqm



15 Bellairs Av SEDDON 3011 (REI)

Agent Comments

2 1 1

Price: \$842,000
Method: Sold Before Auction
Date: 28/04/2017
Rooms: 3
Property Type: House (Res)
Land Size: 253 sqm



3/21 Goulburn St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$780,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 3
Property Type: Townhouse (Res)

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

2c Chatfield Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$790,000

&

\$830,000

Median sale price

Median price \$1,085,000

House

X

Suburb

Kingsville

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
8 Emma St SEDDON 3011	\$867,000	20/08/2016
15 Bellairs Av SEDDON 3011	\$842,000	28/04/2017
3/21 Goulburn St YARRAVILLE 3013	\$780,000	20/05/2017