

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF						of the Estate Agents Act 1980			
Property offer	ed for s	sale								
Address Including suburb and postcode		2/21 Lewis Street, Kingsville Vic 3012								
Indicative selli	ing pric	е								
For the meaning	of this p	orice see co	onsumer.vic.gov	.au/under	quoting					
Range between \$690,		000	&	\$750,000						
Median sale price										
Median price	\$500,00)0 H	ouse	Unit	Х		Suburb	King	gsville	
Period - From	01/01/2	018 to	31/12/2018		Source	REIV				
Comparable p	roperty	sales (*D	Delete A or B b	oelow as	applica	ble)				
	that the	estate age	ties sold within t nt or agent's rep							
Address of comparable property							Price		Date of sale	
1										
2										
3										

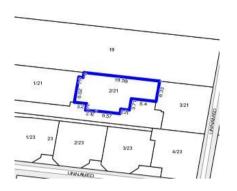
OR

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.

♦









Agent Comments

Indicative Selling Price \$690,000 - \$750,000 Median Unit Price Year ending December 2018: \$500,000

Comparable Properties

3/30 Edgar St KINGSVILLE 3012 (REI/VG)

4 3 **4** 2 **4**

Price: \$820,000 Method: Auction Sale Date: 25/08/2018 Rooms: -

Property Type: Townhouse (Res) **Land Size:** 181 sqm approx

Agent Comments

2/8 Edgar St KINGSVILLE 3012 (REI)

u 3 **i 2** 2

Price: \$715,000 Method: Private Sale Date: 25/01/2019 Rooms: -

Property Type: Townhouse (Single)

Agent Comments

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.

Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897





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