

Statement of Information



80 Charles Street Seddon 3011
p: 03 8398 7800 f: 03 8398 7888
20 Hall Street Newport 3015
p: 03 9392 1878 f: 03 9399 2888

Section 47AF of the Estate Agents Act 1980

Date Statement
First Produced

17.01.18

Date Statement
Last Updated

06.04.18

Property offered for sale

Address
Including suburb &
postcode

112 Wales Street, Kingsville 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Enter a single price OR a range as applicable)

Single price

\$1,500,000

Or a range
between

&

Median sale price

(*Delete House or Unit as applicable)

Median price

\$1,140,000

House

Suburb

Kingsville

Period: from

31.06.17

to

01.09.17

Source

REIV

Comparable property sales (*Delete A and the table OR B below as applicable)

A* These are the three properties sold within two kilometers 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. 113 Wales Street, Kingsville	\$1,420,000	30.10.2017
2. 160 Anderson Street, Yarraville	\$1,500,000	23.09.2017
3. 25 Kingston Street, Yarraville	\$1,561,000	07.10.2017

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.