

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

3/15 Edgar Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$450,000 House Unit X Suburb Kingsville

Period - From 01/10/2017 to 30/09/2018 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	7/45-47 Edgar St KINGSVILLE 3012	\$445,000	29/06/2018
2	5/26 Beaumont Pde WEST FOOTSCRAY 3012	\$437,500	07/07/2018
3	10/37 Somerville Rd YARRAVILLE 3013	\$430,000	14/07/2018

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.



Rooms:
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending September 2018: \$450,000

Comparable Properties



7/45-47 Edgar St KINGSVILLE 3012 (REI/VG)

Agent Comments



Price: \$445,000
Method: Sold Before Auction
Date: 29/06/2018
Rooms: 4
Property Type: Unit



5/26 Beaumont Pde WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$437,500
Method: Auction Sale
Date: 07/07/2018
Rooms: -
Property Type: Unit



10/37 Somerville Rd YARRAVILLE 3013 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 14/07/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)