

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

1 Bishop Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$460,000 & \$480,000

Median sale price

Median price \$469,250 Property Type Unit Suburb Kingsville

Period - From 01/07/2018 to 30/06/2019 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	5/15 Edgar St KINGSVILLE 3012	\$520,000	21/08/2019
2	4/32 Bishop St KINGSVILLE 3012	\$497,000	06/07/2019
3	4/350-354 Somerville Rd WEST FOOTSCRAY 3012	\$460,000	29/07/2019

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.~~

This Statement of Information was prepared on:

21/09/2019 15:54



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Property Type: House (Res)
Land Size: 112 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$480,000
Median Unit Price
Year ending June 2019: \$469,250

Comparable Properties



5/15 Edgar St KINGSVILLE 3012 (REI)

[Agent Comments](#)

2 1 1

Price: \$520,000
Method: Sold Before Auction
Date: 21/08/2019
Rooms: 4
Property Type: Unit



4/32 Bishop St KINGSVILLE 3012 (REI)

[Agent Comments](#)

2 1 2

Price: \$497,000
Method: Auction Sale
Date: 06/07/2019
Property Type: Villa



4/350-354 Somerville Rd WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$460,000
Method: Private Sale
Date: 29/07/2019
Property Type: Villa