

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 6/256 Somerville Road, Kingsville Vic 3012

Indicative selling price

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

Single price \$418,000

Median sale price

Median price \$447,500 House Unit X Suburb Kingsville

Period - From 01/07/2017 to 30/06/2018 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	18/283 Williamstown Rd YARRAVILLE 3013	\$456,000	24/03/2018
2	6/73 Kingsville St KINGSVILLE 3012	\$435,000	28/02/2018
3	6/21 Bishop St KINGSVILLE 3012	\$372,500	11/05/2018

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.



2
 1
 1

Rooms: 3

Property Type: Apartment

Agent Comments

Renovated two bedroom flat

Indicative Selling Price

\$418,000

Median Unit Price

Year ending June 2018: \$447,500

Comparable Properties

18/283 Williamstown Rd YARRAVILLE 3013 (REI)

2
 1
 1

Agent Comments

Ground floor flat on a main road

Price: \$456,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Flat



6/73 Kingsville St KINGSVILLE 3012 (REI/VG)

2
 1
 1

Agent Comments

Renovated two bedroom apartment in the same location

Price: \$435,000

Method: Sold Before Auction

Date: 28/02/2018

Rooms: 3

Property Type: Apartment



6/21 Bishop St KINGSVILLE 3012 (VG)

2
 -
 -

Agent Comments

Renovated smaller two bedroom apartment in the same location

Price: \$372,500

Method: Sale

Date: 11/05/2018

Rooms: -

Property Type: Strata Unit/Flat