

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

1/63 Edgar Street Kingsville VIC 3012

Indicative selling price

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

Single Price

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

3/63 Edgar Street Kingsville VIC 3012	\$581,000	07-Aug-21
4/63 Edgar Street Kingsville VIC 3012	\$585,000	27-May-21

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 6 months.

This Statement of Information was prepared on: 26 November 2021



3/63 Edgar Street Kingsville VIC 3012

2 1 1

Sold Price

\$581,000

Sold Date

07-Aug-21

Distance

0.02km



4/63 Edgar Street Kingsville VIC 3012

2 1 1

Sold Price

\$585,000

Sold Date

27-May-21

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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