

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

5/349 GEELONG ROAD 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Apr 2024

to

31 Mar 2025

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

| | | |
|--|-----------|-----------|
| 4/37 KINGSVILLE STREET KINGSVILLE VIC 3012 | \$615,000 | 12-Dec-24 |
| 2/353-355 GEELONG ROAD KINGSVILLE VIC 3012 | \$610,000 | 19-Feb-25 |
| | | |

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: 23 April 2025



**4/37 KINGSVILLE STREET
KINGSVILLE VIC 3012**

2 1 1

Sold Price

\$615,000

Sold Date

12-Dec-24

Distance

0.24km



**2/353-355 GEELONG ROAD
KINGSVILLE VIC 3012**

2 1 1

Sold Price

^{RS} **\$610,000**

Sold Date

19-Feb-25

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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