

# 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 59 Coronation Street, Kingsville, 3012

### Indicative selling price

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

Single price \$\* or range between \$590,000 & \$649,000

### Median sale price

Median price \$1,220,000 Property type HOUSE Suburb KINGSVILLE

Period - From 1 JULY 2019 to 30 SEPT 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. 63 Coronation Street Kingsville	\$595,000	25 Sep 2019
2. 3/6-8 Kingsville Street Kingsville	\$660,000	2 Jul 2019
3. 6/1 Kingsville Street Kingsville	\$593,000	24 Aug 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: 18 NOVEMBER 2019