

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

93 Chirnside Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,149,000

House

X

Unit

Suburb Kingsville

Period - From 01/04/2017

to

30/06/2017

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	134 Empress Av KINGSVILLE 3012	\$1,108,000	19/04/2017
2	26 Wales St KINGSVILLE 3012	\$1,095,000	21/03/2017
3	48 Coronation St KINGSVILLE 3012	\$1,020,000	01/07/2017

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.



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Rooms: 5
Property Type: House (Res)
Land Size: 275 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,100,000
Median House Price
 June quarter 2017: \$1,149,000

Comparable Properties



134 Empress Av KINGSVILLE 3012 (REI/VG) Agent Comments

3
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Price: \$1,108,000
Method: Private Sale
Date: 19/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 271.30 sqm approx



26 Wales St KINGSVILLE 3012 (REI/VG) Agent Comments

3
 2
 1

Price: \$1,095,000
Method: Sold Before Auction
Date: 21/03/2017
Rooms: 5
Property Type: House
Land Size: 321 sqm approx

48 Coronation St KINGSVILLE 3012 (REI) Agent Comments

3
 1
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Price: \$1,020,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 281 sqm approx