

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

5/357 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Nov 2023

to

31 Oct 2024

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

5/27 EDGAR STREET KINGSVILLE VIC 3012	\$610,000	30-May-24
1/50-56 EDGAR STREET KINGSVILLE VIC 3012	\$660,000	25-Jun-24
8/62 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$625,000	21-Sep-24

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 2024

**5/27 EDGAR STREET KINGSVILLE
VIC 3012**

2 2 1

Sold Price

\$610,000Sold Date **30-May-24**

Distance

0.16km**1/50-56 EDGAR STREET
KINGSVILLE VIC 3012**

2 1 1

Sold Price

\$660,000Sold Date **25-Jun-24**

Distance

0.28km**8/62 ROBERTS STREET WEST
FOOTSCRAY VIC 3012**

2 2 1

Sold Price

\$625,000Sold Date **21-Sep-24**

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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