Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 61 Chirnside Street, Kingsville Vic 3012

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-------------|-----|-------------|-----|-------------|------|----------|------------|
| Range betwee | \$1,300,000 | | & | | \$1,400,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$1,125,000 | Pro | operty Type | Hou | se | | Suburb | Kingsville |
| Period - From | 06/02/2024 | to | 05/02/2025 | | So | urce | Property | / Data |

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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 23 Queensville St KINGSVILLE 3012 | \$1,285,000 | 22/11/2024 |
| 2 | 70 Coronation St KINGSVILLE 3012 | \$1,345,000 | 25/09/2024 |
| 3 | 119 Wales St KINGSVILLE 3012 | \$1,357,000 | 17/08/2024 |

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:

06/02/2025 16:35









Rooms: 5 Property Type: House (Res) Land Size: 276 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price 06/02/2024 - 05/02/2025: \$1,125,000

Comparable Properties

| 23 Queensville St KINGSVILLE 3012 (REI/VG) 3 1 1 1 Price: \$1,285,000 Method: Sold Before Auction Date: 22/11/2024 Rooms: 4 Property Type: House (Res) Land Size: 275 sqm approx | Agent Comments |
|---|----------------|
| 70 Coronation St KINGSVILLE 3012 (REI/VG) 3 2 1 Price: \$1,345,000 Method: Sold Before Auction Date: 25/09/2024 Property Type: House (Res) Land Size: 275 sqm approx | Agent Comments |
| 119 Wales St KINGSVILLE 3012 (REI/VG) 3 2 2 2 Price: \$1,357,000 Method: Auction Sale Date: 17/08/2024 Property Type: House (Res) Land Size: 275 sqm approx | Agent Comments |

Account - Jas Stephens - Yarraville | P: 03 93169000



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