

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

4/28 Bishop Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$430,000

&

\$440,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb Kingsville

Period - From 13/01/2020

to

12/01/2021

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	8/86 Pentland Pde YARRAVILLE 3013	\$435,000	06/12/2020
2	2/75 Kingsville St KINGSVILLE 3012	\$420,000	06/11/2020
3	9/3 Lewis St KINGSVILLE 3012	\$415,000	30/07/2020

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:

13/01/2021 08:38



2 1 1

Rooms: 3

Property Type: Flat

Land Size: 69 sqm approx

Agent Comments

Two bedroom renovated ground floor flat, with a north facing living room and balcony. Carport parking, 1 of only 8 units.

Comparable Properties



8/86 Pentland Pde YARRAVILLE 3013 (REI)

2 1 1

Price: \$435,000

Method: Private Sale

Date: 06/12/2020

Property Type: Apartment

Agent Comments

Less renovated flat in a worse block (no balcony or internal stairwells), but in a superior location (Yarraville).



2/75 Kingsville St KINGSVILLE 3012 (REI)

2 1 1

Price: \$420,000

Method: Private Sale

Date: 06/11/2020

Property Type: Flat

Agent Comments

Ground floor unit in Kingsville (same), less renovated than Bishop Street and in a larger block (11). Building itself in worse condition.



9/3 Lewis St KINGSVILLE 3012 (REI/VG)

2 1 1

Price: \$415,000

Method: Private Sale

Date: 30/07/2020

Property Type: Flat

Agent Comments

More renovated flat than Bishop, but a much denser block (24 units in total). This particular unit is on the third floor. And the building is stratum titled with a high body corp fee.