

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

5/18 Kingsville Street 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Kingsville

Period-from

01 May 2020

to

30 Apr 2021

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

2/75 Kingsville Street Kingsville VIC 3012	\$18,000	08-Oct-75
8/86 Pentland Parade Yarraville VIC 3013	\$435,000	05-Dec-20
1/705 Barkly Street West Footscray VIC 3012	\$439,999	17-Jan-21

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: 12 May 2021



2/75 Kingsville Street Kingsville VIC 3012

Sold Price

\$18,000

Sold Date **08-Oct-75**

 2  1  1

Distance **0.37km**



8/86 Pentland Parade Yarraville VIC 3013

Sold Price

\$435,000

Sold Date **05-Dec-20**

 2  1  1

Distance **1.28km**



1/705 Barkly Street West Footscray VIC 3012

Sold Price

\$439,999

Sold Date **17-Jan-21**

 2  1  1

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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