

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

7/38 Bishop Street, Kingsville Vic 3012

Indicative selling price

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

Range between

\$400,000

&

\$420,000

Median sale price

Median price

\$588,500

Property Type

Unit

Suburb

Kingsville

Period - From

01/04/2021

to

31/03/2022

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	1/19 Bishop St, Kingsville, Vic 3012, Australia	\$385,000	18/05/2022
2	6/19 Bishop St KINGSVILLE 3012	\$407,500	03/03/2022
3	5/34 Bishop St KINGSVILLE 3012	\$380,999	23/12/2021

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:

04/06/2022 09:27



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties

1/19 Bishop St, Kingsville, Vic 3012, Australia (REI) Agent Comments

2 1 1

Price: \$385,000

Method:

Date: 18/05/2022

Property Type: Flat



6/19 Bishop St KINGSVILLE 3012 (REI/VG) Agent Comments

2 1 1

Price: \$407,500

Method: Private Sale

Date: 03/03/2022

Property Type: Apartment



5/34 Bishop St KINGSVILLE 3012 (VG) Agent Comments

2 - -

Price: \$380,999

Method: Sale

Date: 23/12/2021

Property Type: Strata Unit/Flat