

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

74 CORONATION 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

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Kingsville

Period-from

01 Sep 2021

to

31 Aug 2022

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

4 WEBB STREET KINGSVILLE VIC 3012	\$852,000	27-Aug-22
235 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$855,000	08-Jun-22
1 LAWRENCE STREET SEDDON VIC 3011	\$836,000	20-Jul-22

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.~~

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saade ghazi
P 93157888
M 0407013304
E saade@hunterfrench.com.au



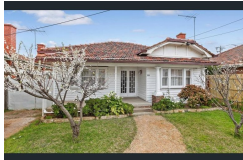
4 WEBB STREET KINGSVILLE VIC 3012

Sold Price

^{RS} **\$852,000** Sold Date **27-Aug-22**

2 1 1

Distance **0.11km**



235 SOMERVILLE ROAD YARRAVILLE VIC 3013

Sold Price

^{RS} **\$855,000** Sold Date **08-Jun-22**

2 1 2

Distance **0.44km**



1 LAWRENCE STREET SEDDON VIC 3011

Sold Price

^{RS} **\$836,000** Sold Date **20-Jul-22**

2 1 1

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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