

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

11 Albion Street, Kingsville Vic 3012

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$919,000

Median sale price

Median price \$1,052,500

House

X

Unit

Suburb Kingsville

Period - From 01/10/2016

to

30/09/2017

Source REIV

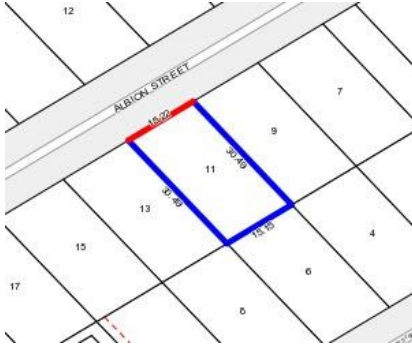
Comparable property sales (*Delete A or B below as applicable)

- 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	45 Urwin St YARRAVILLE 3013	\$935,000	02/09/2017
2	7 Albion St KINGSVILLE 3012	\$915,000	09/09/2017
3	61 Eirene St YARRAVILLE 3013	\$900,000	12/07/2017

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.



 4  1  1

Rooms:
Property Type: House (Res)
Land Size: 463 sqm approx
Agent Comments

Indicative Selling Price
 \$919,000

Median House Price
 Year ending September 2017: \$1,052,500

Comparable Properties

45 Urwin St YARRAVILLE 3013 (REI)

Agent Comments

 3  1  2

Price: \$935,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 5
Property Type: House
Land Size: 446 sqm approx

7 Albion St KINGSVILLE 3012 (REI)

Agent Comments

 3  1  3

Price: \$915,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 463 sqm approx



61 Eirene St YARRAVILLE 3013 (REI/VG)

Agent Comments

 3  1  2

Price: \$900,000
Method: Auction Sale
Date: 12/07/2017
Rooms: 3
Property Type: House (Res)
Land Size: 448 sqm approx