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

1 & 2/240 Somerville Road, Kingsville Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$550,000					
Median sale pr	rice									
Median price	\$465,000	Pro	operty Type	Unit			Suburb	Kingsville		
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/10 Schild St YARRAVILLE 3013	\$543,000	30/10/2024
2	3/4 Ferguson St SPOTSWOOD 3015	\$510,000	13/09/2024
3	4/349 Geelong Rd KINGSVILLE 3012	\$546,000	31/08/2024

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:

05/12/2024 19:27



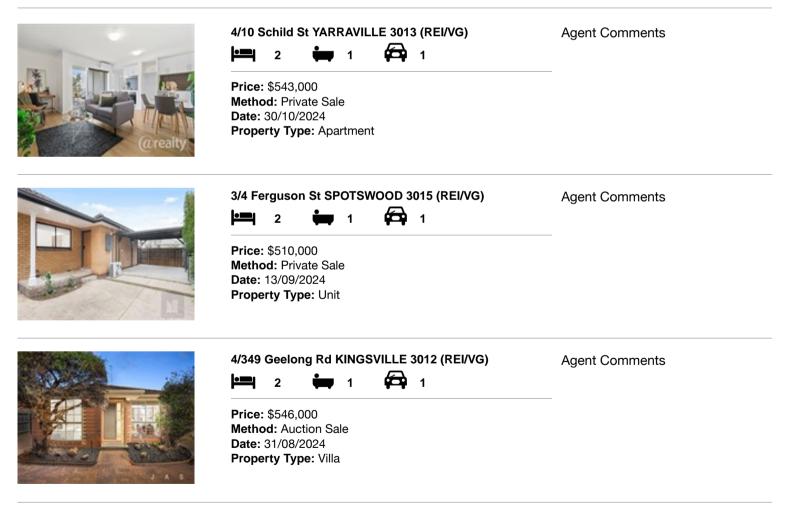






Property Type: Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2024: \$465,000

Comparable Properties



Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681



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