# 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



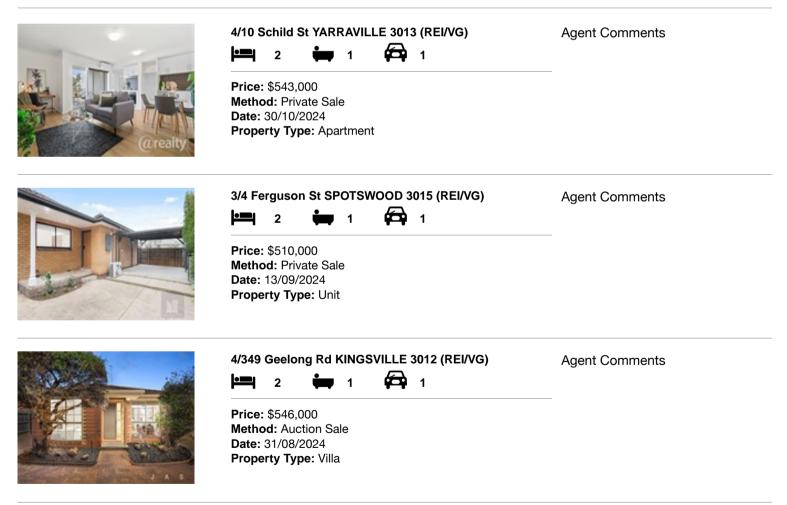






**Property Type:** Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2024: \$465,000

# **Comparable Properties**



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



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