

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

3/12 Kingsville Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb Kingsville

Period - From 01/10/2019

to 31/12/2019

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	4/49 Bishop St KINGSVILLE 3012	\$755,000	07/12/2019
2	217 Anderson St YARRAVILLE 3013	\$745,000	06/12/2019
3	2a Banool Av YARRAVILLE 3013	\$672,250	21/01/2020

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:

28/01/2020 17:17



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

December quarter 2019: \$535,000

Comparable Properties



4/49 Bishop St KINGSVILLE 3012 (REI)

Agent Comments

 3  1  1

Price: \$755,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Townhouse (Res)



217 Anderson St YARRAVILLE 3013 (REI)

Agent Comments

 2  2  1

Price: \$745,000

Method: Sold Before Auction

Date: 06/12/2019

Property Type: Townhouse (Res)



2a Banool Av YARRAVILLE 3013 (REI)

Agent Comments

 2  2  1

Price: \$672,250

Method: Private Sale

Date: 21/01/2020

Property Type: Townhouse (Single)