

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	4/57 Kingsville Street, Kingsville Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$220,000	&	\$240,000
riange between	Ψ220,000	α	Ψ240,000

Median sale price

Median price	\$388,500	Hou	se	Unit	Х	Suburb	Kingsville
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

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

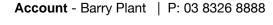
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price

1	7/3 Hampton Pde WEST FOOTSCRAY 3012	\$295,000	31/05/2017
2	8/132 Rupert St FOOTSCRAY 3011	\$215,000	29/06/2017
3	2/57 Kingsville St KINGSVILLE 3012	\$210,000	18/03/2017

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.







Date of sale

Generated: 22/08/2017 16:08







Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$220,000 - \$240,000 **Median Unit Price** Year ending June 2017: \$388,500

Comparable Properties



7/3 Hampton Pde WEST FOOTSCRAY 3012

(REI)

└─ 2

Price: \$295,000 Method: Private Sale Date: 31/05/2017

Rooms: 3

Property Type: Apartment

Agent Comments

8/132 Rupert St FOOTSCRAY 3011 (REI)

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Price: \$215,000 Method: Auction Sale Date: 29/06/2017 Rooms: 2

Property Type: Apartment

Agent Comments



2/57 Kingsville St KINGSVILLE 3012 (REI)

Price: \$210,000 Method: Auction Sale Date: 18/03/2017

Rooms: 2

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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