JAS STEPHENS

Cherie Burke 9316 9034 0417133995 cburke@jasstephens.com.au

Indicative Selling Price \$820,000 - \$870,000 **Median House Price** June guarter 2017: \$1,149,000





Comparable Properties



14 Kingston St YARRAVILLE 3013 (REI)

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Price: \$880.000 Method: Auction Sale Date: 11/03/2017 Rooms: 3

Property Type: House (Res) Land Size: 185 sqm approx

Agent Comments



363 Geelong Rd KINGSVILLE 3012 (REI)

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Price: \$860,000

Method: Sold Before Auction

Date: 21/04/2017 Rooms: 5

Property Type: House (Res) Land Size: 555.10 sqm approx **Agent Comments**



90 Windsor St SEDDON 3011 (REI)

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Price: \$855,000 Method: Private Sale Date: 09/03/2017

Rooms: 4

Property Type: House (Res) Land Size: 200 sqm approx **Agent Comments**

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and	182 Williamstown Road, Kingsville Vic 3012
postcode	
positions	

Indicative selling price

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

Range between	\$820,000	&	\$870,000

Median sale price

Median price	\$1,149,000	Н	ouse	Х		Su	burb	Kingsville
Period - From	01/04/2017	to	30/06	6/2017	;	Source	REIV	,

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
14 Kingston St YARRAVILLE 3013	\$880,000	11/03/2017
363 Geelong Rd KINGSVILLE 3012	\$860,000	21/04/2017
90 Windsor St SEDDON 3011	\$855,000	09/03/2017





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