

## 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

11 Empress Avenue, Kingsville Vic 3012

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$840,000

#### Median sale price

Median price

\$1,108,000

House

X

Unit

Suburb

Kingsville

Period - From

01/04/2017

to

31/03/2018

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 | 104 Wales St KINGSVILLE 3012   | \$890,000 | 18/01/2018   |
| 2 | 57 Charles St SEDDON 3011      | \$850,000 | 20/02/2018   |
| 3 | 51 Stafford St FOOTSCRAY 3011  | \$832,000 | 19/04/2018   |

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$840,000  
**Median House Price**  
Year ending March 2018: \$1,108,000

## Comparable Properties



**104 Wales St KINGSVILLE 3012 (REI/VG)**

**Agent Comments**



**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 18/01/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 364 sqm approx



**57 Charles St SEDDON 3011 (REI/VG)**

**Agent Comments**



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 20/02/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 150 sqm approx



**51 Stafford St FOOTSCRAY 3011 (REI)**

**Agent Comments**



**Price:** \$832,000  
**Method:** Sold Before Auction  
**Date:** 19/04/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 191 sqm approx