

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

2/69a Kingsville Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$510,000 Property Type Unit Suburb West Footscray

Period - From 01/04/2021 to 31/03/2022 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	6/75 Kingsville St KINGSVILLE 3012	\$400,000	05/11/2021
2	5/34 Bishop St KINGSVILLE 3012	\$380,999	23/12/2021
3	8/75 Kingsville St KINGSVILLE 3012	\$360,000	20/01/2022

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:

01/04/2022 10:57

2/69a Kingsville Street, West Footscray Vic 3012

Tony Gerace

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Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

01/04/2021 - 31/03/2022: \$510,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/75 Kingsville St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 05/11/2021

Property Type: Apartment



5/34 Bishop St KINGSVILLE 3012 (VG)

Agent Comments



Price: \$380,999

Method: Sale

Date: 23/12/2021

Property Type: Strata Unit/Flat



8/75 Kingsville St KINGSVILLE 3012 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 20/01/2022

Property Type: Apartment

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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