

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

5/22 Bishop Street, Kingsville Vic 3012

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$220,000

&

\$240,000

Median sale price

Median price \$469,250

House

Unit

X

Suburb

Kingsville

Period - From 01/07/2018

to

30/06/2019

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	7/5 Carmichael St WEST FOOTSCRAY 3012	\$270,000	23/07/2019
2	10/294 Nicholson St SEDDON 3011	\$240,000	22/06/2019
3	3/35 Kingsville St KINGSVILLE 3012	\$220,000	19/08/2019

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.