

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

6/34 BISHOP STREET KINGSVILLE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$419,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 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

2/38 BISHOP STREET KINGSVILLE VIC 3012	\$427,000	22-Jun-24
2/59 EDGAR STREET KINGSVILLE VIC 3012	\$430,000	21-Jun-24
3/19 WATTLE STREET WEST FOOTSCRAY VIC 3012	\$455,000	04-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 30 October 2024



**2/38 BISHOP STREET KINGSVILLE
VIC 3012**

 2  1  1

Sold Price

\$427,000

Sold Date

22-Jun-24

Distance

0.02km



**2/59 EDGAR STREET KINGSVILLE
VIC 3012**

 2  1  1

Sold Price

\$430,000

Sold Date

21-Jun-24

Distance

0.2km



**3/19 WATTLE STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

^{RS} **\$455,000**

Sold Date

04-Oct-24

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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