

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

12/57 KINGSVILLE 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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Jan 2022

to

31 Dec 2022

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

7/20 BISHOP STREET KINGSVILLE VIC 3012	\$285,000	20-Aug-22
5/15 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$235,000	20-Sep-22
4/81 BELLAIRS AVENUE YARRAVILLE VIC 3013	\$285,000	13-Aug-22

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: 20 January 2023



7/20 BISHOP STREET KINGSVILLE VIC 3012

Sold Price

\$285,000Sold Date **20-Aug-22**

1



1



1

Distance

0.36km

5/15 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012

Sold Price

\$235,000Sold Date **20-Sep-22**

1



1



1

Distance

0.93km

4/81 BELLAIRS AVENUE YARRAVILLE VIC 3013

Sold Price

\$285,000Sold Date **13-Aug-22**

1



1



-

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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