

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

3/59 Edgar Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price

\$531,000

Property Type

Unit

Suburb

Kingsville

Period - From

19/01/2020

to

18/01/2021

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	12/32 Argyle St WEST FOOTSCRAY 3012	\$590,000	15/08/2020
2	4/3 Stanhope St WEST FOOTSCRAY 3012	\$565,000	18/11/2020
3	4/49 Edgar St KINGSVILLE 3012	\$515,000	26/10/2020

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:

19/01/2021 18:09



Rooms: 3

Property Type: Villa unit

Land Size: 90 sqm approx

Agent Comments

Two bedroom villa unit, carport parking, split-system heating/cooling

Comparable Properties



12/32 Argyle St WEST FOOTSCRAY 3012 (REI/VG)



Price: \$590,000

Method: Private Sale

Date: 15/08/2020

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

West Footscray address. Two bedroom villa unit with a garage.



4/3 Stanhope St WEST FOOTSCRAY 3012 (REI/VG)



Price: \$565,000

Method: Private Sale

Date: 18/11/2020

Property Type: Unit

Agent Comments

West Footscray address, two bedroom villa unit with a garage.



4/49 Edgar St KINGSVILLE 3012 (REI/VG)



Price: \$515,000

Method: Private Sale

Date: 26/10/2020

Rooms: 3

Property Type: Unit

Agent Comments

Same street, two bedroom villa unit with a garage.