

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

5/15 Edgar Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$465,000

&

\$510,000

Median sale price

Median price \$520,000

House

Unit

X

Suburb

Kingsville

Period - From 01/04/2018

to

31/03/2019

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.

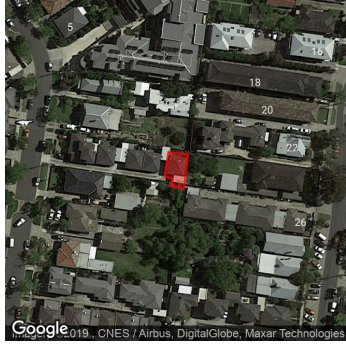
	Address of comparable property	Price	Date of sale
1	2/9 Lewis St KINGSVILLE 3012	\$530,000	24/03/2019
2	4/19-21 Elphinstone St WEST FOOTSCRAY 3012	\$522,500	02/03/2019
3	9/624 Barkly St WEST FOOTSCRAY 3012	\$510,000	16/04/2019

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.

5/15 Edgar Street, Kingsville Vic 3012

Rhonda Bromley
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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 129 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$510,000
Median Unit Price
Year ending March 2019: \$520,000

Comparable Properties



2/9 Lewis St KINGSVILLE 3012 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 24/03/2019
Rooms: -
Property Type: Unit



4/19-21 Elphinstone St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$522,500
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: Villa



9/624 Barkly St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 16/04/2019
Rooms: -
Property Type: Villa