

## 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

7/50-56 Edgar Street Kingsville VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3/59 Edgar Street Kingsville VIC 3012  | \$587,500 | 06-Mar-21 |
| 4/49 Edgar Street Kingsville VIC 3012  | \$515,000 | 26-Oct-20 |
| 6/20 Bishop Street Kingsville VIC 3012 | \$307,000 | 01-Feb-21 |

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: 11 March 2021



## 3/59 Edgar Street Kingsville VIC 3012

2 1 1

Sold Price

<sup>RS</sup> \$587,500

Sold Date

06-Mar-21

Distance

0.1km



## 4/49 Edgar Street Kingsville VIC 3012

2 1 1

Sold Price

\$515,000

Sold Date

26-Oct-20

Distance

0.11km



## 6/20 Bishop Street Kingsville VIC 3012

1 1 1

Sold Price

<sup>RS</sup> \$307,000

Sold Date

01-Feb-21

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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