

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

4/256 Somerville Road, Kingsville Vic 3012

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$438,500

Property Type

Unit

Suburb

Kingsville

Period - From

01/10/2018

to

30/09/2019

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	201/699c Barkly St WEST FOOTSCRAY 3012	\$310,000	18/09/2019
2	12/53 Stephen St YARRAVILLE 3013	\$305,000	20/07/2019
3	9/31 Edgar St KINGSVILLE 3012	\$295,000	16/08/2019

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.~~

This Statement of Information was prepared on:

04/11/2019 09:55



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$310,000

Median Unit Price

Year ending September 2019: \$438,500

Comparable Properties



201/699c Barkly St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

1 1 1

Price: \$310,000

Method: Sold Before Auction

Date: 18/09/2019

Rooms: 3

Property Type: Apartment



12/53 Stephen St YARRAVILLE 3013 (REI)

Agent Comments

1 1 1

Price: \$305,000

Method: Auction Sale

Date: 20/07/2019

Rooms: 3

Property Type: Unit



9/31 Edgar St KINGSVILLE 3012 (VG)

Agent Comments

1 - -

Price: \$295,000

Method: Sale

Date: 16/08/2019

Property Type: Strata Unit/Flat