

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 EDGAR STREET, KINGSVILLE, VIC 3012  3  1  -

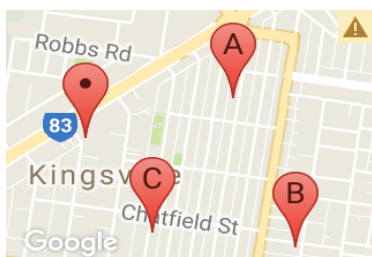
Indicative Selling Price

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

Price Range: \$930,000 to \$970,000

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



KINGSVILLE, VIC, 3012

Suburb Median Sale Price (House)

\$1,000,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



46 CHIRNSIDE ST, KINGSVILLE, VIC 3012  2  1  -

Sale Price

\$974,000

Sale Date: 08/12/2017

Distance from Property: 503m



86 BAYVIEW RD, YARRAVILLE, VIC 3013  2  1  -

Sale Price

***\$910,000**

Sale Date: 11/04/2018

Distance from Property: 792m



107 WALES ST, KINGSVILLE, VIC 3012  2  1  -

Sale Price

\$930,000

Sale Date: 22/02/2018

Distance from Property: 404m



This report has been compiled on 08/05/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 EDGAR STREET, KINGSVILLE, VIC 3012

Indicative selling price

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

Price Range:

\$930,000 to \$970,000

Median sale price

Median price

\$1,000,000

House

X

Unit

Suburb

KINGSVILLE

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
46 CHIRNSIDE ST, KINGSVILLE, VIC 3012	\$974,000	08/12/2017
86 BAYVIEW RD, YARRAVILLE, VIC 3013	*\$910,000	11/04/2018
107 WALES ST, KINGSVILLE, VIC 3012	\$930,000	22/02/2018