

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

9/3 Lewis Street, Kingsville Vic 3012

Indicative selling price

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

Single price

\$429,000

Median sale price

Median price

\$480,000

Property Type

Unit

Suburb

Kingsville

Period - From

07/07/2019

to

06/07/2020

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	3/20 Edgar St, Kingsville, Vic 3012, Australia	\$420,000	02/07/2020
2	15/22 Blandford St WEST FOOTSCRAY 3012	\$456,000	04/04/2020
3	9/30 Bishop St KINGSVILLE 3012	\$400,000	01/06/2020

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:

07/07/2020 11:46

Stephen Simmonds

8387 0555

0498 990 001

ssimmonds@hockingstuart.com.au

Indicative Selling Price

\$429,000

Median Unit Price

07/07/2019 - 06/07/2020: \$480,000



2 1 1

Rooms: 3

Property Type: Flat

Land Size: 69 sqm approx

Agent Comments

Renovated 2 bedroom flat on the top floor with a carport.

Comparable Properties

3/20 Edgar St, Kingsville, Vic 3012, Australia (REI)

2 1 1

Price: \$420,000

Method:

Date: 02/07/2020

Property Type: Flat

Agent Comments

Updated 2 bedroom flat, less renovated than Lewis Street but in a smaller block.



15/22 Blandford St WEST FOOTSCRAY 3012 (REI/VG)

2 1 1

Price: \$456,000

Method: Private Sale

Date: 04/04/2020

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

2 bedroom flat in a three level block (same as Lewis), better location but less renovated.



9/30 Bishop St KINGSVILLE 3012 (REI)

2 1 1

Price: \$400,000

Method: Private Sale

Date: 01/06/2020

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Updated 2 bedroom flat, less renovated than Lewis Street. External walkway with no balcony, but a smaller block.