

# 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

1/19 Kingsville 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)

Single price \$225,000

### Median sale price

Median price \$401,250

Property Type Unit

Suburb Kingsville

Period - From 01/10/2022

to 30/09/2023

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	5/19 Kingsville St KINGSVILLE 3012	\$230,000	25/07/2023
2	2/30 Bishop St KINGSVILLE 3012	\$223,000	09/09/2023
3	3/57 Kingsville St KINGSVILLE 3012	\$205,000	13/07/2023

**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:

20/11/2023 14:01



1   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$225,000

**Median Unit Price**

Year ending September 2023: \$401,250

## Comparable Properties



**5/19 Kingsville St KINGSVILLE 3012 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$230,000  
**Method:** Private Sale  
**Date:** 25/07/2023  
**Property Type:** Apartment



**2/30 Bishop St KINGSVILLE 3012 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$223,000  
**Method:** Sold Before Auction  
**Date:** 09/09/2023  
**Property Type:** Unit



**3/57 Kingsville St KINGSVILLE 3012 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$205,000  
**Method:** Private Sale  
**Date:** 13/07/2023  
**Property Type:** Apartment