

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

34 Williamstown Road Kingsville VIC 3012

Indicative selling price

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

Single-Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$976,000

Property type

House

Suburb

Kingsville

Period-from

01 Feb 2019

to

31 Jan 2020

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

29 Empress Avenue Kingsville VIC 3012	\$870,000	30-Nov-19
157 Williamstown Road Yarraville VIC 3013	\$880,000	02-Feb-20
278 Somerville Road Kingsville VIC 3012	\$895,000	13-Nov-19

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: 12 February 2020



29 Empress Avenue Kingsville VIC 3012

Sold Price

\$870,000

Sold Date

30-Nov-19

2

1

1

Distance

0.24km



157 Williamstown Road Yarraville VIC 3013

Sold Price

\$880,000^{UN}

Sold Date

02-Feb-20

2

1

1

Distance

0.74km



278 Somerville Road Kingsville VIC 3012

Sold Price

\$895,000

Sold Date

13-Nov-19

3

1

2

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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