

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 Albion Street, Kingsville Vic 3012

Indicative selling price

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

Range between

\$950,000

&

\$980,000

Median sale price

Median price

\$1,295,000

Property Type

House

Suburb

Kingsville

Period - From

01/10/2021

to

30/09/2022

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	74 Coronation St KINGSVILLE 3012	\$970,000	05/11/2022
2	143 Chirnside St KINGSVILLE 3012	\$950,000	12/12/2022
3			

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:

12/01/2023 09:11



3 2 1

Property Type: House

Land Size: 260 sqm approx

Agent Comments

Comparable Properties



74 Coronation St KINGSVILLE 3012 (REI)

Agent Comments

2 1 2

Price: \$970,000

Method: Auction Sale

Date: 05/11/2022

Property Type: House (Res)

Land Size: 275 sqm approx



143 Chirnside St KINGSVILLE 3012 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Private Sale

Date: 12/12/2022

Property Type: House

Land Size: 275 sqm approx

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.