

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

4/57 Kingsville Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$265,000 & \$290,000

Median sale price

Median price \$552,500 Property Type Unit Suburb Kingsville

Period - From 19/11/2019 to 18/11/2020 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	1/95 Summerhill Rd FOOTSCRAY 3011	\$295,000	29/06/2020
2	4/150 Rupert St WEST FOOTSCRAY 3012	\$282,000	21/07/2020
3	6/138 Rupert St WEST FOOTSCRAY 3012	\$265,000	30/06/2020

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: 19/11/2020 12:01



1 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$265,000 - \$290,000
Median Unit Price
19/11/2019 - 18/11/2020: \$552,500

Comparable Properties



1/95 Summerhill Rd FOOTSCRAY 3011 (VG) **Agent Comments**

1 - -

Price: \$295,000
Method: Sale
Date: 29/06/2020
Property Type: Strata Unit/Flat



4/150 Rupert St WEST FOOTSCRAY 3012 (REI/VG) **Agent Comments**

2 1 1

Price: \$282,000
Method: Sale by Tender
Date: 21/07/2020
Rooms: 4
Property Type: Apartment



6/138 Rupert St WEST FOOTSCRAY 3012 (REI/VG) **Agent Comments**

1 1 1

Price: \$265,000
Method: Private Sale
Date: 30/06/2020
Property Type: Unit
Land Size: 1517 sqm approx