

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

84 Empress Avenue 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Kingsville

Period-from

01 Oct 2018

to

30 Sep 2019

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

106 Chirnside Street Kingsville VIC 3012	\$1,215,000	11-Jul-19
119 Queensville Street Kingsville VIC 3012	\$1,250,000	06-Sep-19
20 Tarrengower Street Yarraville VIC 3013	\$1,203,000	14-Sep-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: 02 October 2019

	106 Chirnside Street Kingsville VIC 3012	Sold Price	\$1,215,000	Sold Date	11-Jul-19
	 3  2  1			Distance	0.1km
	119 Queensville Street Kingsville VIC 3012	Sold Price	\$1,250,000	Sold Date	06-Sep-19
	 3  2  1			Distance	0.19km
	20 Tarrengower Street Yarraville VIC 3013	Sold Price	\$1,203,000	Sold Date	14-Sep-19
	 3  1  -			Distance	1.4km

RS = Recent sale

UN = Undisclosed Sale

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