

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

9/256 Somerville Road, Kingsville Vic 3012

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$562,500

Property Type

Unit

Suburb

Kingsville

Period - From

25/08/2020

to

24/08/2021

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	1/283 Williamstown Rd YARRAVILLE 3013	\$360,000	06/03/2021
2			
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:

25/08/2021 16:12



 1  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

25/08/2020 - 24/08/2021: \$562,500

Comparable Properties



1/283 Williamstown Rd YARRAVILLE 3013 (VG) **Agent Comments**

 1  -  -

Fully renovated in a better position

Price: \$360,000

Method: Sale

Date: 06/03/2021

Property Type: Strata Unit/Flat

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.