

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

45 Chirnside Street 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

\$1,190,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Kingsville

Period-from

01 Sep 2018

to

31 Aug 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

119 Queensville Street Kingsville VIC 3012	\$1,250,000	06-Sep-19
106 Chirnside Street Kingsville VIC 3012	\$1,215,000	11-Jul-19
22 Empress Avenue Kingsville VIC 3012	\$1,187,500	21-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: 26 September 2019



119 Queensville Street Kingsville VIC 3012

3 2 1

Sold Price

\$1,250,000

Sold Date

06-Sep-19

Distance

0.34km



106 Chirnside Street Kingsville VIC 3012

3 2 1

Sold Price

\$1,215,000

Sold Date

11-Jul-19

Distance

0.36km



22 Empress Avenue Kingsville VIC 3012

4 2 -

Sold Price

\$1,187,500

Sold Date

21-Sep-19

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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