

# 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 26 EMPRESS AVENUE, KINGSVILLE

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$685,000 & \$750,000

### Median sale price

Median price \$961,000

Property type HOUSE

Suburb KINGSVILLE

Period - From 1 APR 2019

to

30 JUN 2019

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. 93 WALES STREET, KINGSVILLE	\$750,000	14 APRIL 2019
2. 37 HANSEN STREET, WEST FOOTSPRAY	\$710,000	16 MARCH 2019
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: 17 SEPTEMBER 2019