

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

171 Chirnside Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,175,000

Property Type House

Suburb Kingsville

Period - From 01/07/2020

to 30/06/2021

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	24 Queensville St KINGSVILLE 3012	\$1,022,500	10/07/2021
2	91 Coronation St KINGSVILLE 3012	\$1,085,000	27/05/2021
3	157 Chirnside St KINGSVILLE 3012	\$1,120,000	25/05/2021

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:

19/07/2021 15:47



Property Type:

Divorce/Estate/Family Transfers

Land Size: 307 sqm approx

Agent Comments

Comparable Properties



24 Queensville St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$1,022,500

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)



91 Coronation St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$1,085,000

Method: Auction Sale

Date: 27/05/2021

Property Type: House (Res)

Land Size: 280 sqm approx



157 Chirnside St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$1,120,000

Method: Private Sale

Date: 25/05/2021

Rooms: 4

Property Type: House (Res)