

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

2/35 Kingsville Street, Kingsville Vic 3012

Indicative selling price

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

Single price

\$259,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Kingsville

Period - From

14/06/2021

to

13/06/2022

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	6/1 Hampton Pde WEST FOOTSCRAY 3012	\$269,999	28/12/2021
2	5/19 Kingsville St KINGSVILLE 3012	\$263,000	26/05/2022
3	7/35 Kingsville St KINGSVILLE 3012	\$250,000	27/05/2022

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:

14/06/2022 11:19



1 1 1

Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
\$259,000

Median Unit Price
14/06/2021 - 13/06/2022: \$535,000

Comparable Properties

6/1 Hampton Pde WEST FOOTSCRAY 3012 (VG)

Agent Comments

2 - -

Price: \$269,999
Method: Sale
Date: 28/12/2021
Property Type: Strata Unit/Flat



5/19 Kingsville St KINGSVILLE 3012 (REI)

Agent Comments

1 1 1

Price: \$263,000
Method: Private Sale
Date: 26/05/2022
Property Type: Unit



7/35 Kingsville St KINGSVILLE 3012 (REI)

Agent Comments

1 1 1

Price: \$250,000
Method: Private Sale
Date: 27/05/2022
Property Type: Unit