

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

35 Bishop Street, Kingsville Vic 3012

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$1,030,000

House

X

Unit

Suburb Kingsville

Period - From 01/10/2017

to

30/09/2018

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	3 Webb St KINGSVILLE 3012	\$925,000	13/06/2018
2	2 Kerr St KINGSVILLE 3012	\$850,000	05/10/2018
3	58 Kidman St YARRAVILLE 3013	\$830,000	08/11/2018

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.



2 1 1

Rooms: 3

Property Type: House

Land Size: 393 sqm approx

Agent Comments

Two bedroom Art Deco House on a larger than normal Kingsville block of 393m2

Comparable Properties



3 Webb St KINGSVILLE 3012 (VG)

3 - -

Price: \$925,000

Method: Sale

Date: 13/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 334 sqm approx

Agent Comments

Weatherboard Californian Bungalow on less land and in a similar location

2 Kerr St KINGSVILLE 3012 (REI/VG)

3 1 1

Price: \$850,000

Method: Sold Before Auction

Date: 05/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 437 sqm approx

Agent Comments

Weatherboard home on slightly larger land but further out than Bishop



58 Kidman St YARRAVILLE 3013 (REI)

3 1 -

Price: \$830,000

Method: Sold Before Auction

Date: 08/11/2018

Rooms: 4

Property Type: House (Res)

Land Size: 342 sqm approx

Agent Comments

Three bedroom house on smaller land and further out than Bishop.