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# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	35 Bishop Street, Kingsville Vic 3012
Including suburb and	
postcode	

# 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	Ηοι	ıse 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.

Add	dress 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.

**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





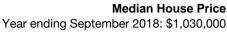
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# hockingstuart

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\$895,000

**Indicative Selling Price** 





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)





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)





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









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.

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