### 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

88 Empress Avenue, Kingsville Vic 3012

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$950,000		&		\$1,000,000			
Median sale p	rice							
Median price	\$995,000	Pro	operty Type	Hou	se		Suburb	Kingsville
Period - From	05/12/2018	to	04/12/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	125 Wales St KINGSVILLE 3012	\$1,085,000	23/10/2019
2	41 Dudley St FOOTSCRAY 3011	\$912,000	19/10/2019
3	2 Chirnside St KINGSVILLE 3012	\$905,000	30/11/2019

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:

05/12/2019 11:03



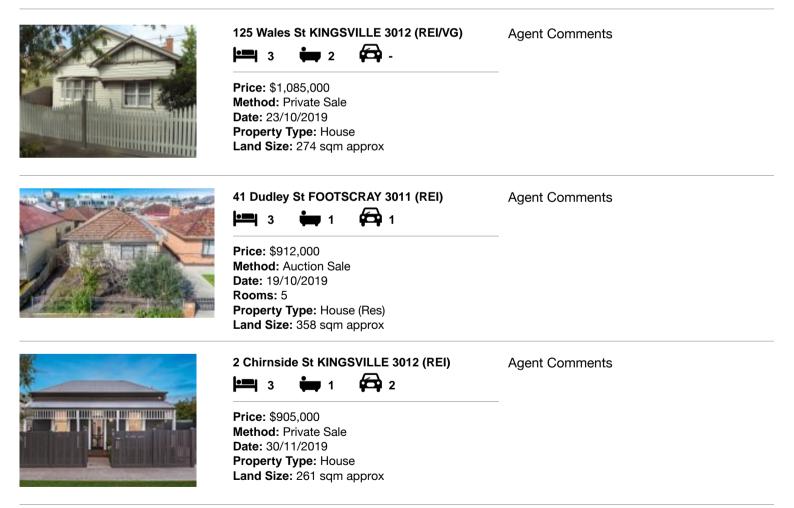
# **JAS STEPHENS**





Property Type: House (Previously Occupied - Detached) Land Size: 275 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,000,000 Median House Price 05/12/2018 - 04/12/2019: \$995,000

## **Comparable Properties**



Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.