

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 consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$995,000 Property Type House Suburb Kingsville

Period - From 05/12/2018 to 04/12/2019 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	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



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



125 Wales St KINGSVILLE 3012 (REI/VG)

Agent Comments



Price: \$1,085,000

Method: Private Sale

Date: 23/10/2019

Property Type: House

Land Size: 274 sqm approx



41 Dudley St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$912,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 358 sqm approx



2 Chirnside St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$905,000

Method: Private Sale

Date: 30/11/2019

Property Type: House

Land Size: 261 sqm approx