

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

11/296 Somerville Road, Kingsville Vic 3012

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$676,250

Property Type

Townhouse

Suburb

Kingsville

Period - From

29/08/2021

to

28/08/2022

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		
2		
3		

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:

29/08/2022 12:21



 3  1  2

Rooms: 4

Property Type: Townhouse

Agent Comments

This fantastic Townhouse in Kingsville is well set back off Somerville road and enjoys a quiet village vibe. Offering 3 generous bedrooms central bathroom, open plan living area with sep laundry and power room. Great rear courtyard with side drive to lock up garage and tandem car space.

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

29/08/2021 - 28/08/2022: \$676,250

Comparable Properties

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.

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