## 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	con	sumer.vic.gc	ov.au	/underquot	ting		
Range betweer	\$690,000		&		\$750,000			
Median sale p	rice							
Median price	\$676,250	Pro	operty Type	Том	/nhouse		Suburb	Kingsville
Period - From	29/08/2021	to	28/08/2022		So	ource	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 sixmonths 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**<sup>\*</sup> 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









Rooms: 4 Property Type: Townhouse Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Townhouse Price 29/08/2021 - 28/08/2022: \$676,250

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.

# **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.

Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897





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