

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

7/17 Kingsville Street, Kingsville Vic 3012

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$492,500

Property Type

Unit

Suburb

Kingsville

Period - From

01/07/2021

to

30/06/2022

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	1/19 Bishop St KINGSVILLE 3012	\$384,999	14/05/2022
2	1/69a Kingsville St KINGSVILLE 3012	\$379,000	08/06/2022
3	8/17 Kingsville St KINGSVILLE 3012	\$365,000	12/07/2022

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:

12/10/2022 09:45

7/17 Kingsville Street, Kingsville Vic 3012

hockingstuart

Stephen Simmonds

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Indicative Selling Price

\$349,000

Median Unit Price

Year ending June 2022: \$492,500



2 1 1

Rooms: 3

Property Type: Flat

Agent Comments

Comparable Properties



1/19 Bishop St KINGSVILLE 3012 (VG)

Agent Comments

2 - -

Price: \$384,999

Method: Sale

Date: 14/05/2022

Property Type: Strata Unit/Flat



1/69a Kingsville St KINGSVILLE 3012 (REI/VG) **Agent Comments**

2 1 1

Price: \$379,000

Method: Private Sale

Date: 08/06/2022

Rooms: 2

Property Type: Apartment



8/17 Kingsville St KINGSVILLE 3012 (REI/VG) **Agent Comments**

2 1 1

Price: \$365,000

Method: Private Sale

Date: 12/07/2022

Property Type: Apartment

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



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