

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

22/296-298 Somerville Road Kingsville VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,250

Property type

Unit

Suburb

Kingsville

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

23/296-298 Somerville Road Kingsville VIC 3012	\$663,000	14-Nov-20
7/92 Roberts Street West Footscray VIC 3012	\$610,000	12-Nov-20
3/1C Angliss Street Yarraville VIC 3013	\$640,000	16-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 20 January 2021



**23/296-298 Somerville Road
Kingsville VIC 3012**

2 1 2

Sold Price

^{RS} **\$663,000** Sold Date **14-Nov-20**

Distance **0.01km**



**7/92 Roberts Street West
Footscray VIC 3012**

2 1 1

Sold Price

\$610,000 Sold Date **12-Nov-20**

Distance **0.47km**



**3/1C Angliss Street Yarraville VIC
3013**

2 1 2

Sold Price

\$640,000 Sold Date **16-Oct-20**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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