

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

9/48 KINGSVILLE STREET 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Jun 2021

to

31 May 2022

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

12/57 KINGSVILLE STREET KINGSVILLE VIC 3012	\$278,000	25-Jan-22
1/7 JEPSON STREET YARRAVILLE VIC 3013	\$255,000	17-Jul-21
12/48 KINGSVILLE STREET KINGSVILLE VIC 3012	\$273,000	02-Nov-21

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 June 2022

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**12/57 KINGSVILLE STREET
KINGSVILLE VIC 3012**

1 1 1

Sold Price **\$278,000** Sold Date **25-Jan-22**

Distance **0.09km**



**1/7 JEPSON STREET YARRAVILLE
VIC 3013**

1 1 1

Sold Price **\$255,000** Sold Date **17-Jul-21**

Distance **-**



**12/48 KINGSVILLE STREET
KINGSVILLE VIC 3012**

1 1 1

Sold Price **\$273,000** Sold Date **02-Nov-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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