

## 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

40 Williamstown Road Kingsville VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$945,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Kingsville

Period-from

01 Oct 2019

to

30 Sep 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 75 Chirnside Street Kingsville VIC 3012   | \$1,007,000 | 08-May-20 |
| 46 Buckingham Street Footscray VIC 3011   | \$980,000   | 20-Oct-20 |
| 134 Coronation Street Kingsville VIC 3012 | \$950,000   | 09-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: 29 October 2020



**75 Chirnside Street Kingsville VIC 3012**

Sold Price

**\$1,007,000**

Sold Date **08-May-20**

3 2 1

Distance **0.32km**



**46 Buckingham Street Footscray VIC 3011**

Sold Price

<sup>RS</sup> **\$980,000** <sup>UN</sup>

Sold Date **20-Oct-20**

3 1 1

Distance **0.66km**



**134 Coronation Street Kingsville VIC 3012**

Sold Price

<sup>RS</sup> **\$950,000** <sup>UN</sup>

Sold Date **09-Oct-20**

2 1 1

Distance **0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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