

Statement of Information

Internet advertising for single residential property
located within the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date of Statement 21/04/2017

Property offered for sale

Address
Including suburb & postcode 87 Chirnside Street, Kingsville 3012

Indicative selling price

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

Single price \$

**Or a range
between**

\$1,050,000

& \$1,100,000

Median sale price

(*Delete House or Unit as applicable)

Median price \$925,500

House

Suburb Kingsville

Period: from 01/10/2016

to 31/12/2017

Source Real Estate Institute of Victoria

Comparable property sales

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. 65 Empress Avenue, Kingsville	\$1,085,000	25/02/2017
2. 78 Williamstown Road, Kingsville	\$1,011,000	06/03/2017
3. 153 Coronation Street, Kingsville	\$967,500	18/03/2017