

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

1/240 Somerville Road, Kingsville Vic 3012

Indicative selling price

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

Range between \$540,000 & \$594,000

Median sale price

Median price \$428,500 Property Type Unit Suburb Kingsville

Period - From 13/11/2023 to 12/11/2024 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	219/125 Francis St YARRAVILLE 3013	\$520,000	18/09/2024
2	4/349 Geelong Rd KINGSVILLE 3012	\$546,000	31/08/2024
3	2/10 Clarendon Pde WEST FOOTSCRAY 3012	\$595,000	01/06/2024

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: 13/11/2024 15:13



Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$594,000
Median Unit Price
13/11/2023 - 12/11/2024: \$428,500

Comparable Properties

219/125 Francis St YARRAVILLE 3013 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 18/09/2024
Property Type: Strata Unit/Flat



4/349 Geelong Rd KINGSVILLE 3012 (REI/VG)

Agent Comments



Price: \$546,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Villa



2/10 Clarendon Pde WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 01/06/2024
Property Type: Unit

Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681