

# 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

6/22 Bishop Street, Kingsville Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$280,000 & \$295,000

### Median sale price

Median price \$585,000

Property Type Unit

Suburb Kingsville

Period - From 19/10/2020

to 18/10/2021

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.~~

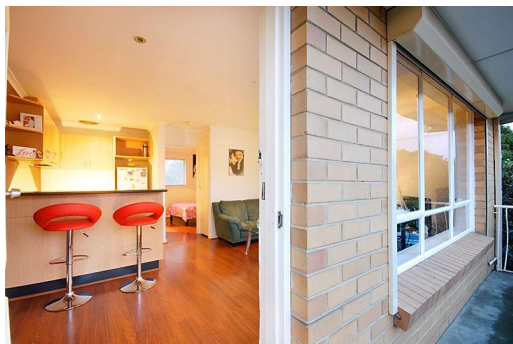
	Address of comparable property	Price	Date of sale
1	103/413 Geelong Rd KINGSVILLE 3012	\$315,000	20/08/2021
2	1/7 Jepson St YARRAVILLE 3013	\$255,000	17/07/2021
3			

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:

19/10/2021 12:31



1   
 1   
 1

**Rooms:** 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$280,000 - \$295,000

**Median Unit Price**

19/10/2020 - 18/10/2021: \$585,000

## Comparable Properties

**103/413 Geelong Rd KINGSVILLE 3012 (VG)**

Agent Comments

1   
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**Price:** \$315,000

**Method:** Sale

**Date:** 20/08/2021

**Property Type:** Strata Unit/Flat



**1/7 Jepson St YARRAVILLE 3013 (REI/VG)**

Agent Comments

1   
 1   
 1

**Price:** \$255,000

**Method:** Private Sale

**Date:** 17/07/2021

**Property Type:** Flat

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.