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

10 Geelong Street, Kingsville Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$700,000	&	\$750,000				
Median sale price*							
Median price	H	ouse Ur	hit	Suburb Kingsville			
Period - From	to		Source				

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.

Add	Address of comparable property		Date of sale
1	1/22 Emma St SEDDON 3011	\$750,000	03/05/2018
2	2/23 Kingsville St KINGSVILLE 3012	\$740,000	16/09/2017
3	4/22 Edgar St KINGSVILLE 3012	\$712,000	09/09/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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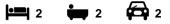
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Townhouse (Res) Land Size: 176 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$750,000 No median price available

Comparable Properties



1/22 Emma St SEDDON 3011 (REI)



Price: \$750,000 Method: Private Sale Date: 03/05/2018 Rooms: 4 Property Type: Townhouse (Res)

Agent Comments



2/23 Kingsville St KINGSVILLE 3012 (VG)

Agent Comments

Price: \$740,000 Method: Sale Date: 16/09/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

4/22 Edgar St KINGSVILLE 3012 (REI/VG)

Agent Comments



· 3

Price: \$712,000 Method: Auction Sale Date: 09/09/2017 Rooms: 5 Property Type: Apartment Land Size: 211 sqm approx

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