

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 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 House Unit 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.

	Address of comparable property	Price	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.

10 Geelong Street, Kingsville Vic 3012



 2  2  2

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)

Agent Comments

 2  1  1

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



2/23 Kingsville St KINGSVILLE 3012 (VG)

Agent Comments

 3  -  -

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  2  1

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