

### HOUSE Offered for Sale

38 Wales Street Kingsville VIC 3012

 3  2  1

### Indicative Selling Price

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

Range between \$1,250,000 & \$1,320,000

### Median Sale Price

\$940,000 Houses in Kingsville between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

### Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**22 Stephen Street Yarraville VIC 3013**

 4  2  1

Sold Price <sup>RS</sup> **\$1,265,000**

Sold Date **03-Aug-19**

Distance **1.37km**



**127 Severn Street Yarraville VIC 3013**

 4  2  3

Sold Price <sup>RS</sup> **\$1,320,000**

Sold Date **11-May-19**

Distance **1.44km**



**54 Benbow Street Yarraville VIC 3013**

 3  1  2

Sold Price **\$1,350,000**

Sold Date **05-Apr-19**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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