

## 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

2 Chirnside 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

Suburb

Kingsville

Period-from

01 Jul 19

to

31 Oct 19

Source

Corelogic

### 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 6 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

179 Charles Street Seddon VIC 3011	\$840,000	12-May-19
308 Geelong Road West Footscray VIC 3012	\$855,000	16-May-19
43 Hansen Street West Footscray VIC 3012	\$840,000	07-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 01 November 2019



**179 Charles Street Seddon VIC 3011** Sold Price **\$840,000** Sold Date **12-May-19**

2 1 2

Distance **0.32km**



**308 Geelong Road West Footscray VIC 3012** Sold Price **\$855,000** Sold Date **16-May-19**

3 2 1

Distance **0.5km**



**43 Hansen Street West Footscray VIC 3012** Sold Price **\$840,000** Sold Date **07-Sep-19**

3 1 1

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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