

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

17/57 Kingsville Street, Kingsville Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$230,000 & \$250,000

Median sale price

Median price \$393,760 Property Type Unit Suburb Kingsville

Period - From 11/11/2018 to 10/11/2019 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	6/17 Kingsville St KINGSVILLE 3012	\$280,000	04/06/2019
2	5/22 Bishop St KINGSVILLE 3012	\$240,000	21/09/2019
3	3/35 Kingsville St KINGSVILLE 3012	\$220,000	19/08/2019

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:

11/11/2019 10:34



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Property Type: Apartment

Land Size: 34 sqm approx

Agent Comments

Comparable Properties



6/17 Kingsville St KINGSVILLE 3012 (VG)

Agent Comments

1 - -

Price: \$280,000

Method: Sale

Date: 04/06/2019

Property Type: Strata Unit/Flat



5/22 Bishop St KINGSVILLE 3012 (REI)

Agent Comments

1 1 1

Price: \$240,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Unit



3/35 Kingsville St KINGSVILLE 3012 (REI/VG)

Agent Comments

1 1 1

Price: \$220,000

Method: Private Sale

Date: 19/08/2019

Property Type: Apartment