

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**216 SOMERVILLE ROAD, KINGSVILLE, VIC**  3  2  2

### Indicative Selling Price

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

Price Range: **\$860,000 to \$920,000**

## MEDIAN SALE PRICE



**KINGSVILLE, VIC, 3012**

Suburb Median Sale Price (House)

**\$1,007,500**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**26 GRACE ST, YARRAVILLE, VIC 3013**  3  2  2

Sale Price

**\$1,000,000**

Sale Date: 09/12/2017

Distance from Property: 459m



**41 ROBBS RD, WEST FOOTSCRAY, VIC 3012**  3  2  2

Sale Price

**\*\*\$820,047**

Sale Date: 22/01/2018

Distance from Property: 815m



**2/284 SOMERVILLE RD, KINGSVILLE, VIC 3012**  3  2  2

Sale Price

**\$1,015,000**

Sale Date: 26/08/2017

Distance from Property: 341m



This report has been compiled on 12/05/2018 by 1 Village Project Marketing. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

216 SOMERVILLE ROAD, KINGSVILLE, VIC 3012

### Indicative selling price

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

Price Range: \$860,000 to \$920,000

### Median sale price

Median price \$1,007,500

House

Unit

Suburb

KINGSVILLE

Period 01 April 2017 to 31 March 2018

Source



### Comparable property sales

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
26 GRACE ST, YARRAVILLE, VIC 3013	\$1,000,000	09/12/2017
41 ROBBS RD, WEST FOOTSCRAY, VIC 3012	**\$820,047	22/01/2018
2/284 SOMERVILLE RD, KINGSVILLE, VIC 3012	\$1,015,000	26/08/2017