

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

4/49 Bishop Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$1,015,000 Property Type House Suburb Kingsville

Period - From 01/10/2018 to 30/09/2019 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	1/12 Kingsville St KINGSVILLE 3012	\$750,000	28/10/2019
2	2b Bishop St KINGSVILLE 3012	\$730,000	21/08/2019
3	3/2a Bishop St KINGSVILLE 3012	\$685,000	09/11/2019

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:

15/11/2019 15:55



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending September 2019: \$1,015,000

Comparable Properties



1/12 Kingsville St KINGSVILLE 3012 (REI)

Agent Comments

3 2 1

This townhouse has street frontage

Price: \$750,000

Method: Private Sale

Date: 28/10/2019

Property Type: Townhouse (Single)

2b Bishop St KINGSVILLE 3012 (REI/VG)

Agent Comments

2 2 1

Street Frontage

Price: \$730,000

Method: Sold Before Auction

Date: 21/08/2019

Property Type: Townhouse (Res)

Land Size: 134 sqm approx

3/2a Bishop St KINGSVILLE 3012 (REI)

Agent Comments

2 2 2

Price: \$685,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Townhouse (Res)