

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

17/296-298 Somerville Road Kingsville VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,132,500

Property type

House

Suburb

Kingsville

Period-from

01 Sep 2020

to

31 Aug 2021

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

14/296-298 Somerville Road Kingsville VIC 3012	\$790,000	19-Apr-21
22/296-298 Somerville Road Kingsville VIC 3012	\$750,000	12-Feb-21

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: 30 September 2021

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**14/296-298 Somerville Road
Kingsville VIC 3012**

 3  1  2

Sold Price **\$790,000** Sold Date **19-Apr-21**

Distance **0.03km**



**22/296-298 Somerville Road
Kingsville VIC 3012**

 2  1  2

Sold Price **\$750,000** Sold Date **12-Feb-21**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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