

## 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

79 WALES STREET KINGSVILLE VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,176,000

Property type

House

Suburb

Kingsville

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 9 BLANCHE STREET YARRAVILLE VIC 3013 | \$1,200,000 | 20-May-23 |
| 10 POLE STREET SEDDON VIC 3011       | \$1,125,000 | 24-May-23 |
| 26 EIRENE STREET YARRAVILLE VIC 3013 | \$1,180,000 | 24-Jun-23 |

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: 31 July 2023



## 9 BLANCHE STREET YARRAVILLE VIC 3013

Sold Price

<sup>RS</sup>

**\$1,200,000**

Sold Date

**20-May-23**

3

2

-

Distance

**0.83km**



## 10 POLE STREET SEDDON VIC 3011

Sold Price

<sup>RS</sup>

**\$1,125,000**

Sold Date

**24-May-23**

3

2

1

Distance

**1.53km**



## 26 EIRENE STREET YARRAVILLE VIC 3013

Sold Price

<sup>RS</sup>

**\$1,180,000**

Sold Date

**24-Jun-23**

3

1

2

Distance

**1.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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