

## 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

67 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

\$920,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,207,500

Property type

House

Suburb

Kingsville

Period-from

01 Feb 2023

to

31 Jan 2024

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

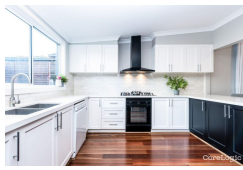
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 32 WILLIAMSTOWN ROAD KINGSVILLE VIC 3012 | \$900,000 | 19-Oct-23 |
| 21 CORRIS STREET YARRAVILLE VIC 3013     | \$915,000 | 15-Dec-23 |
| 130 ESSEX STREET WEST FOOTSCRAY VIC 3012 | \$900,000 | 12-Nov-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: 27 February 2024



## 32 WILLIAMSTOWN ROAD KINGSVILLE VIC 3012

3 1 2

Sold Price **\$900,000** Sold Date **19-Oct-23**

Distance **0.62km**



## 21 CORRIS STREET YARRAVILLE VIC 3013

3 1 1

Sold Price **\$915,000** Sold Date **15-Dec-23**

Distance **0.91km**



## 130 ESSEX STREET WEST FOOTSCRAY VIC 3012

3 2 1

Sold Price **\$900,000** Sold Date **12-Nov-23**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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