

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

4/63 Edgar Street 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

Other

Suburb

Kingsville

Period-from

01 May 2020

to

30 Apr 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

3/59 Edgar Street Kingsville VIC 3012	\$587,500	06-Mar-21
3/45 Edgar Street Kingsville VIC 3012	\$450,000	18-Nov-20
3/7 Kingsville Street Kingsville VIC 3012	\$565,000	26-Jan-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: 21 May 2021



3/59 Edgar Street Kingsville VIC 3012

2 1 1

Sold Price

^{RS} **\$587,500**

Sold Date

06-Mar-21

Distance

0.03km



3/45 Edgar Street Kingsville VIC 3012

2 1 1

Sold Price

\$450,000

Sold Date

18-Nov-20

Distance

0.14km



3/7 Kingsville Street Kingsville VIC 3012

2 1 1

Sold Price

\$565,000

Sold Date

26-Jan-21

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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