

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

5/19 Kingsville 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Apr 2020

to

31 Mar 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

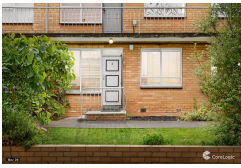
4/57 Kingsville Street Kingsville VIC 3012	\$265,000	21-Dec-20
13/6 Carmichael Street West Footscray VIC 3012	\$290,000	28-Jan-21
3/294 Nicholson Street Seddon VIC 3011	\$275,511	12-Feb-21

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: 12 April 2021

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**4/57 Kingsville Street Kingsville
VIC 3012**

1 1 1

Sold Price **\$265,000** Sold Date **21-Dec-20**

Distance **0.23km**



**13/6 Carmichael Street West
Footscray VIC 3012**

1 1 1

Sold Price **\$290,000** Sold Date **28-Jan-21**

Distance **1.05km**



**3/294 Nicholson Street Seddon VIC
3011**

1 1 1

Sold Price **\$275,511** Sold Date **12-Feb-21**

Distance **1.62km**

RS = Recent sale UN = Undisclosed Sale

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