

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

3/357 Geelong 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,750

Property type

Unit

Suburb

Kingsville

Period-from

01 May 2019

to

30 Apr 2020

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

4/49 Bishop Street Kingsville VIC 3012	\$755,000	07-Dec-19
3/84 Kingsville Street Kingsville VIC 3012	\$735,000	30-Nov-19
7/21 Waratah Street West Footscray VIC 3012	\$700,000	12-Dec-19

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.~~

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4/49 Bishop Street Kingsville VIC 3012

3 1 1

Sold Price **\$755,000** Sold Date **07-Dec-19**

Distance **0.37km**



3/84 Kingsville Street Kingsville VIC 3012

2 1 1

Sold Price **\$735,000** Sold Date **30-Nov-19**

Distance **0.45km**



7/21 Waratah Street West Footscray VIC 3012

2 2 1

Sold Price **\$700,000** Sold Date **12-Dec-19**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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