

## 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

3/50 Kingsville Street Kingsville VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### 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

7/36 Edgar Street Kingsville VIC 3012	\$414,999	17-Dec-19
15/22 Blandford Street West Footscray VIC 3012	\$456,000	04-Apr-20
5/117 Albert Street Seddon VIC 3011	\$425,000	16-Jan-20

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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**7/36 Edgar Street Kingsville VIC 3012**

2 1 1

Sold Price **\$414,999** Sold Date **17-Dec-19**

Distance **0.16km**



**15/22 Blandford Street West Footscray VIC 3012**

2 1 1

Sold Price <sup>RS</sup> **\$456,000** Sold Date **04-Apr-20**

Distance **1.68km**



**5/117 Albert Street Seddon VIC 3011**

2 1 1

Sold Price **\$425,000** Sold Date **16-Jan-20**

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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