

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

15/3 Lewis 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Aug 2019

to

31 Jul 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

| | | |
|--|-----------|-----------|
| 11/657 Barkly Street West Footscray VIC 3012 | \$365,000 | 27-Jun-20 |
| 6/256 Gordon Street Footscray VIC 3011 | \$390,000 | 04-May-20 |
| 2/250 Gordon Street Footscray VIC 3011 | \$352,800 | 14-Apr-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.~~

This Statement of Information was prepared on: 07 August 2020

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**11/657 Barkly Street West
Footscray VIC 3012**

 2  1  1

Sold Price

^{RS}

\$365,000

Sold Date **27-Jun-20**

Distance **1.41km**



**6/256 Gordon Street Footscray VIC
3011**

 2  1  1

Sold Price

\$390,000

Sold Date **04-May-20**

Distance **1.78km**



**2/250 Gordon Street Footscray VIC
3011**

 2  1  1

Sold Price

\$352,800

Sold Date **14-Apr-20**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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