

## 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

1/256 Somerville Road 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

\$390,000

&

\$430,000

### 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

9/30 Bishop Street Kingsville VIC 3012	\$400,000	01-Jun-20
3/20 Edgar Street Kingsville VIC 3012	\$420,000	30-Jun-20
6/256 Gordon Street Footscray VIC 3011	\$390,000	04-May-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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9/30 Bishop Street Kingsville VIC  
3012

1 1 1

Sold Price **\$400,000** Sold Date **01-Jun-20**

Distance **0.22km**



3/20 Edgar Street Kingsville VIC  
3012

2 1 1

Sold Price <sup>RS</sup> **\$420,000** Sold Date **30-Jun-20**

Distance **0.33km**



6/256 Gordon Street Footscray VIC  
3011

2 1 1

Sold Price **\$390,000** Sold Date **04-May-20**

Distance **1.85km**

RS = Recent sale      UN = Undisclosed Sale

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