

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 2/18 Kingsville Street, Kingsville Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$430,000

Median sale price

Median price \$447,500 House Unit X Suburb Kingsville

Period - From 01/07/2017 to 30/06/2018 Source REIV

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 six 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
1	6/73 Kingsville St KINGSVILLE 3012	\$435,000	28/02/2018
2	7/38 Bishop St KINGSVILLE 3012	\$406,000	10/02/2018
3	6/21 Bishop St KINGSVILLE 3012	\$372,500	11/05/2018

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 six months.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$430,000

Median Unit Price

Year ending June 2018: \$447,500

Comparable Properties



6/73 Kingsville St KINGSVILLE 3012 (REI/VG) Agent Comments

2 1 1

Price: \$435,000

Method: Sold Before Auction

Date: 28/02/2018

Rooms: 3

Property Type: Apartment



7/38 Bishop St KINGSVILLE 3012 (REI/VG) Agent Comments

2 1 1

Price: \$406,000

Method: Sold Before Auction

Date: 10/02/2018

Rooms: 3

Property Type: Apartment



6/21 Bishop St KINGSVILLE 3012 (VG) Agent Comments

2 - -

Price: \$372,500

Method: Sale

Date: 11/05/2018

Rooms: -

Property Type: Strata Unit/Flat