hockingstuart

Adam Welling 8387 0507 0434 838 830

awelling@hockingstuart.com.au

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

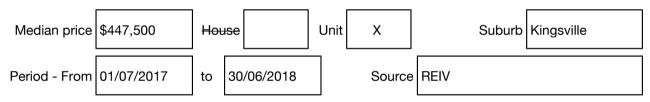
2/18 Kingsville Street, Kingsville Vic 3012

Indicative selling price

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

Single price \$430,000

Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Unit Agent Comments Adam Welling 8387 0507 0434 838 830 awelling@hockingstuart.com.au

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

Price: \$435,000 Method: Sold Before Auction Date: 28/02/2018 Rooms: 3 Property Type: Apartment



Price: \$406,000

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

Method: Sold Before Auction Date: 10/02/2018 Rooms: 3 Property Type: Apartment



6/21 Bishop St KINGSVILLE 3012 (VG)

Agent Comments

Agent Comments



Method: Sale Date: 11/05/2018 Rooms: -Property Type: Strata Unit/Flat

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