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

ss 10 Kerr Street, Kingsville Vic 3012 nd de

Indicative selling price

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

Range between	\$900,000	&	\$990,000

Median sale price

Median price	\$1,149,000	Hou	ise X	Unit		Suburb	Kingsville
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	35 Pitt St WEST FOOTSCRAY 3012	\$975,000	01/04/2017
2	34 Stooke St YARRAVILLE 3013	\$972,000	27/05/2017
3	37 Dempster St WEST FOOTSCRAY 3012	\$910,000	29/07/2017

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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propertydata

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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.



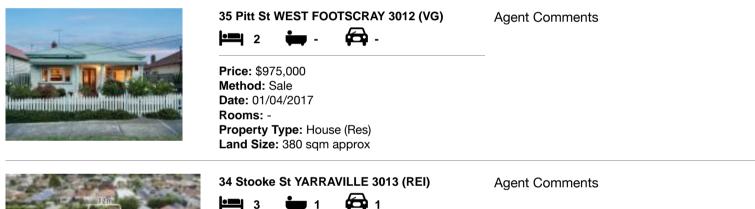
hockingstuart





Rooms: Property Type: House Land Size: 464 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price June guarter 2017: \$1,149,000

Comparable Properties





Price: \$972,000 Method: Auction Sale Date: 27/05/2017 Rooms: -Property Type: House (Res) Land Size: 464 sqm approx



37 Dempster St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$910,000 Method: Auction Sale Date: 29/07/2017 Rooms: 5 Property Type: House (Res) Land Size: 548 sqm approx

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