

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	10 Kerr Street, Kingsville Vic 3012
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Indicative selling price

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

Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$1,149,000	House	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.

	Address 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.



2 1 2

Rooms:
Property Type: House
Land Size: 464 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2017: \$1,149,000

Comparable Properties



35 Pitt St WEST FOOTSCRAY 3012 (VG)

Agent Comments

2 - -

Price: \$975,000
Method: Sale
Date: 01/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 380 sqm approx



34 Stooke St YARRAVILLE 3013 (REI)

Agent Comments

3 1 1

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**

3 2 1

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