# Statement of Information Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

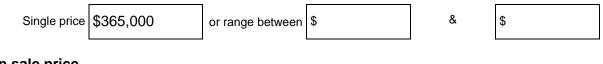
### Property offered for sale

Address Including suburb and postcode

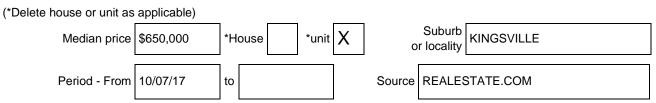
7/69A KINGSVILLE STREET KINGSVILLE

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)



# Median sale price



# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five 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.
(\*Delete as applicable)

| Address of comparable property        | Price     | Date of sale |
|---------------------------------------|-----------|--------------|
| 1- 7/15 Kingsville Street Kingsville  | \$347,000 | 17/6/17      |
| 2- 3/116 Somerville Road Yarraville   | \$357,500 | 29/04/17     |
| 3- 5/232 Williamstown Road Yarraville | \$365,000 | 16/01/17     |

OR

**B\* Either** 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\*.

