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	3/1 Kingsville Street Kingsville, 3012

Indicative selling price

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

Range between	$580,000 & $600,000

Median sale price

Median price	$1,215,000	Property Type	HOUSE	Suburb	KINGSVILLE
Period - From	16-Jan-2023	to	15-Jan-2024	Source	Corelogic

Comparable property sales

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	4/20 ANGLISS STREET YARRAVILLE	$640,000	16-Sep-2023
2	2/614 BARKLY STREET WEST FOOTSCRAY	$640,000	23-Sep-2023
3	2/12-16 MARKET STREET WEST FOOTSCRAY	$620,000	08-Nov-2023

This statement of information was prepared on 31-Jan-2024 at 11:56:01 AM EST