

## 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

1/50-56 EDGAR STREET KINGSVILLE VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

4/6 MARGOT STREET WEST FOOTSCRAY VIC 3012	\$690,000	01-Aug-23
8/163-169 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$640,000	13-Dec-23

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 6 months.

This Statement of Information was prepared on: 27 March 2024

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**4/6 MARGOT STREET WEST  
FOOTSCRAY VIC 3012**

 2  1  2

Sold Price **\$690,000** Sold Date **01-Aug-23**

Distance **0.46km**



**8/163-169 SOMERVILLE ROAD  
YARRAVILLE VIC 3013**

 2  1  1

Sold Price **\$640,000** Sold Date **13-Dec-23**

Distance **0.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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