

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

101/413 Geelong Road, Kingsville Vic 3012

Indicative selling price

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

Range between \$250,000 & \$270,000

Median sale price

Median price \$400,000 Property Type Unit Suburb Kingsville

Period - From 01/07/2022 to 30/06/2023 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	208/372 Geelong Rd WEST FOOTSCRAY 3012	\$300,000	27/07/2023
2	204/699a Barkly St WEST FOOTSCRAY 3012	\$270,000	16/05/2023
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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.

This Statement of Information was prepared on: 06/10/2023 11:42



Property Type: Apartment

Agent Comments

Comparable Properties



208/372 Geelong Rd WEST FOOTSCRAY 3012 Agent Comments
(REI/VG)



Price: \$300,000

Method: Private Sale

Date: 27/07/2023

Property Type: Unit



204/699a Barkly St WEST FOOTSCRAY 3012 Agent Comments
(REI)



Price: \$270,000

Method: Private Sale

Date: 16/05/2023

Property Type: Apartment

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.