

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

2/51 Edgar Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$401,250 Property Type Unit Suburb Kingsville

Period - From 01/10/2022 to 30/09/2023 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	3/18 Edgar St KINGSVILLE 3012	\$570,000	21/10/2023
2	6/10 Barnet St YARRAVILLE 3013	\$527,000	04/08/2023
3	3/29 Edgar St KINGSVILLE 3012	\$515,000	08/06/2023

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: 13/11/2023 14:00



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Rooms: 3

Property Type: Unit

Land Size: 928 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2023: \$401,250

Comparable Properties



3/18 Edgar St KINGSVILLE 3012 (REI)

Agent Comments

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Price: \$570,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)



6/10 Barnet St YARRAVILLE 3013 (VG)

Agent Comments

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Price: \$527,000

Method: Sale

Date: 04/08/2023

Property Type: Townhouse (Single)



3/29 Edgar St KINGSVILLE 3012 (REI/VG)

Agent Comments

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Price: \$515,000

Method: Private Sale

Date: 08/06/2023

Property Type: Unit