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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$401,250	Pro	operty Type	Unit			Suburb	Kingsville
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Add	dress 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



hockingstuart





Rooms: 3 Property Type: Unit Land Size: 928 sqm approx Agent Comments Adam Welling 03 8387 0507 0434 838 830 awelling@hockingstuart.com

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending September 2023: \$401,250

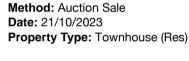
Comparable Properties



3/18 Edgar St KINGSVILLE 3012 (REI)

Agent Comments

Agent Comments



Price: \$570,000

6/10 Barnet St YARRAVILLE 3013 (VG)



Price: \$527,000 Method: Sale Date: 04/08/2023 Property Type: Townhouse (Single)



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

1 1



12 (REI/VG) Agent Comments

Price: \$515,000 Method: Private Sale Date: 08/06/2023 Property Type: Unit

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



propertydata

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