

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 3/256 Somerville Road, Kingsville Vic 3012

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$382,500 Property Type Unit Suburb Kingsville

Period - From 10/05/2023 to 09/05/2024 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	15/18 Tongue St YARRAVILLE 3013	\$345,000	22/03/2024
2	4/187 Charles St SEDDON 3011	\$335,000	22/03/2024
3	11/707 Barkly St WEST FOOTSCRAY 3012	\$300,000	09/04/2024

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: 10/05/2024 13:31



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



15/18 Tongue St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 22/03/2024

Property Type: Apartment



4/187 Charles St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$335,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: Apartment



11/707 Barkly St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 09/04/2024

Property Type: Unit