

## 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

32 CHIRNSIDE 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

\$1,125,000

&

\$1,175,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

Suburb

Kingsville

Period-from

01 Jan 2023

to

31 Dec 2023

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

5 BAYVIEW ROAD SEDDON VIC 3011	\$1,115,000	17-Oct-23
9 GOULBURN STREET YARRAVILLE VIC 3013	\$1,250,000	26-Jun-23
41 BUNBURY STREET FOOTSCRAY VIC 3011	\$1,160,000	24-Aug-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: 23 January 2024



**5 BAYVIEW ROAD SEDDON VIC 3011**

Sold Price **\$1,115,000** Sold Date **17-Oct-23**

2 1 1

Distance **0.33km**



**9 GOULBURN STREET YARRAVILLE VIC 3013**

Sold Price **\$1,250,000** Sold Date **26-Jun-23**

2 1 1

Distance **1.32km**



**41 BUNBURY STREET FOOTSCRAY VIC 3011**

Sold Price **\$1,160,000** Sold Date **24-Aug-23**

2 1 1

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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