## 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

4/57 Kingsville Street, Kingsville Vic 3012

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$210,000		&		\$230,000			
Median sale pr	rice							
Median price	\$470,000	Pro	operty Type	Unit			Suburb	Kingsville
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	6/5 Carmichael St WEST FOOTSCRAY 3012	\$262,000	17/02/2024
2	18/436 Geelong Rd WEST FOOTSCRAY 3012	\$220,000	12/03/2024
3	1/19 Kingsville St KINGSVILLE 3012	\$215,000	15/12/2023

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:

18/03/2024 13:29



# hockingstuart



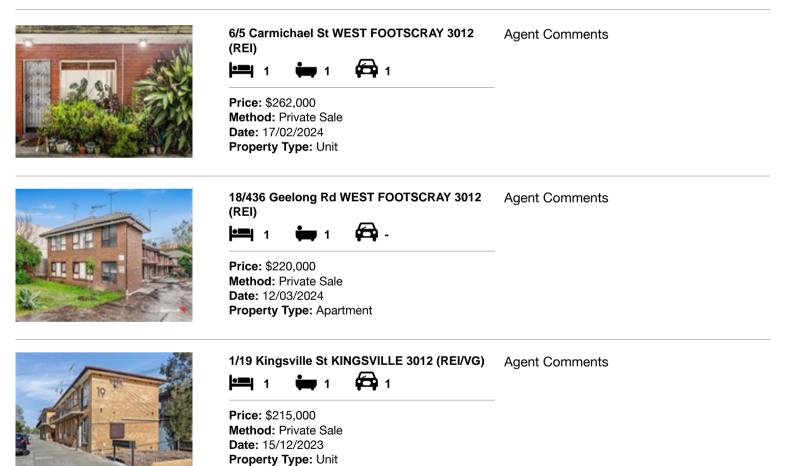


Property Type: Apartment Agent Comments 0425 718 411 Idardha@hockingstuart.com Indicative Selling Price

Leo Dardha 03 8387 0555

\$210,000 - \$230,000 Median Unit Price Year ending December 2023: \$470,000

## **Comparable Properties**



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



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