STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/357 GEELONG ROAD, KINGSVILLE, VIC

3 2 1

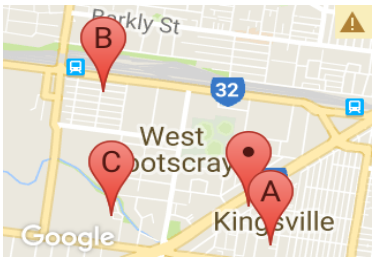
Indicative Selling Price

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

Single Price: **$689,000**

Provided by: Dean Johnson, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



KINGSVILLE, VIC, 3012

Suburb Median Sale Price (House)

$1,020,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/66 KINGSVILLE ST, KINGSVILLE, VIC 3012

3 1 2

Sale Price

****$732,000**

Sale Date: 29/05/2018

Distance from Property: 312m

A



23 FONTEIN ST, WEST FOOTSCRAY, VIC 3012

3 2 2

Sale Price

****$720,288**

Sale Date: 10/04/2018

Distance from Property: 1.3km

B



4 STONY LANE, WEST FOOTSCRAY, VIC 3012

3 2 2

Sale Price

***$670,000**

Sale Date: 06/04/2018

Distance from Property: 903m

C

This report has been compiled on 05/06/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/357 GEELONG ROAD, KINGSVILLE, VIC 3012

Indicative selling price

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

Single Price:	$689,000

Median sale price

Median price	$1,020,000	House	X	Unit		Suburb	KINGSVILLE
Period	01 October 2017 to 31 March 2018	Source	pricefinder				

Comparable property sales

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
2/66 KINGSVILLE ST, KINGSVILLE, VIC 3012	**$732,000	29/05/2018
23 FONTEIN ST, WEST FOOTSCRAY, VIC 3012	**$720,288	10/04/2018
4 STONY LANE, WEST FOOTSCRAY, VIC 3012	*$670,000	06/04/2018