1 VILLAGE
PROJECT MARKETING

STATEMENT OF INFORMATION
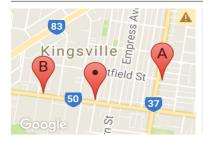Section 47AF of the Estate Agents Act 1980

216 SOMERVILLE ROAD, KINGSVILLE, VIC 🛏 3   🛁 2   🚗 2

Indicative Selling Price

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

Price Range: **$860,000 to $920,000**

MEDIAN SALE PRICE

KINGSVILLE, VIC, 3012

Suburb Median Sale Price (House)

$1,007,500

01 April 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.

26 GRACE ST, YARRAVILLE, VIC 3013   🛏 3   🛁 2   🚗 2

Sale Price

$1,000,000

Sale Date: 09/12/2017

Distance from Property: 459m   **A**

41 ROBBS RD, WEST FOOTSCRAY, VIC 3012   🛏 3   🛁 2   🚗 2

Sale Price

**$820,047

Sale Date: 22/01/2018

Distance from Property: 815m

2/284 SOMERVILLE RD, KINGSVILLE, VIC 3012   🛏 3   🛁 2   🚗 2

Sale Price

$1,015,000

Sale Date: 26/08/2017

Distance from Property: 341m   **B**

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	216 SOMERVILLE ROAD, KINGSVILLE, VIC 3012

Indicative selling price

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

Price Range:	$860,000 to $920,000

Median sale price

Median price	$1,007,500	House	X	Unit		Suburb	KINGSVILLE

Period	01 April 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
26 GRACE ST, YARRAVILLE, VIC 3013	$1,000,000	09/12/2017
41 ROBBS RD, WEST FOOTSCRAY, VIC 3012	**$820,047	22/01/2018
2/284 SOMERVILLE RD, KINGSVILLE, VIC 3012	$1,015,000	26/08/2017