

2/11 Edgar Street Kingsville VIC 3012

**Richie Ragel**

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## ► YOUR PROFESSIONAL AGENT

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## ► ABOUT ME

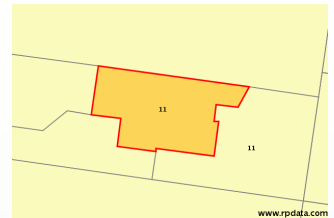
## ► MY SALES SUCCESS

## ► YOUR PROPERTY

**2/11 Edgar Street Kingsville VIC 3012**



Approx.  
127m<sup>2</sup>



## ► KEY SELLING POINTS

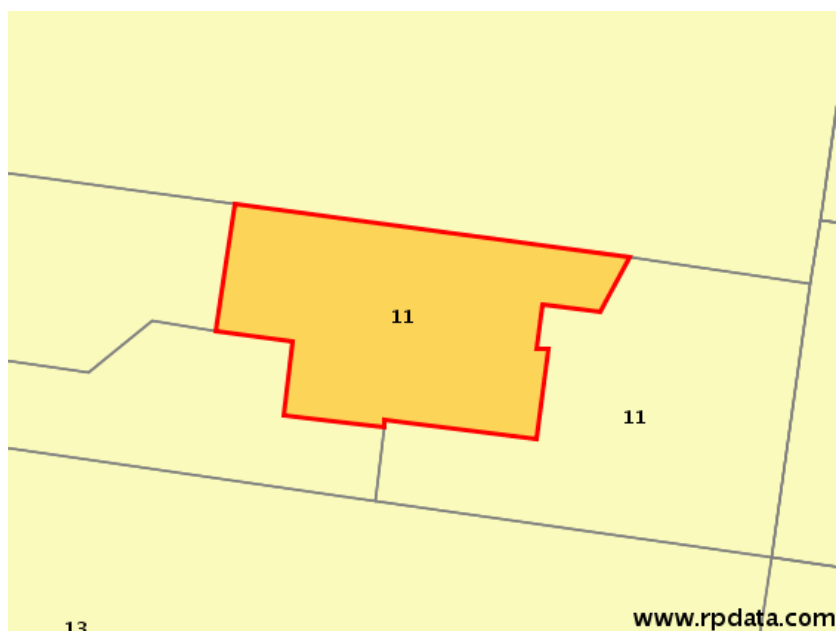
## ► THINGS TO CONSIDER

## ► SINGLE PROPERTY MAPPING

Aerial View



Cadastral View





## ► SOLD PROPERTIES




63 Coronation Street Kingsville VIC 3012

Sold Price:	\$595,000
Sold Date:	28 Mar 2016
Category:	House: Standard
Lot Plan:	1/TP608925 KINGSVILLE VIC





 2	 1	 -	 Approx. 178m <sup>2</sup>
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Distance: 0.31km



10/1 Carmichael Street West Footscray VIC 3012

Sold Price:	Not Disclosed
Sold Date:	9 Aug 2016
Category:	House
Lot Plan:	10/PS711281 WEST FOOTSCRAY VIC

 2	 2	 1	 -
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Distance: 0.97km

## ► ON THE MARKET



### 1/1B Sydenham Street Seddon VIC 3011

Listing Price: \$709,000 ONO  
 Listing Date: 24 Aug 2016  
 Agency: Sweeney Estate Agents - Yarraville  
 Lot Plan:



Listing Type: Normal Sale  
 Distance: 0.88km



### 4/20 Bishop Street Kingsville VIC 3012

Listing Price: \$319,000  
 Listing Date: 26 Aug 2016  
 Agency: Nicholas Scott Real Estate Yarraville  
 Lot Plan: 4/PS630983 KINGSVILLE VIC



Listing Type: Normal Sale  
 Distance: 0.31km



### 11/20 Bishop Street Kingsville VIC 3012

Listing Price: Contact Agent  
 Listing Date: 7 Aug 2016  
 Agency: Australian Property Buyers - Port Melbourne  
 Lot Plan: 11/PS630983 KINGSVILLE VIC



Listing Type: Normal Sale  
 Distance: 0.31km



### 2/19 Kingsville Street Kingsville VIC 3012

Listing Price: \$239,000  
 Listing Date: 22 Aug 2016  
 Agency: Hockingstuart - Yarraville  
 Lot Plan: 16/RP941 KINGSVILLE VIC



Listing Type: Normal Sale  
 Distance: 0.13km



### 1E Dianella Court West Footscray VIC 3012

Listing Price: Auction  
 Listing Date: 11 Jun 2016  
 Agency: Hocking Stuart  
 Lot Plan:



Listing Type: Auction  
 Distance: 0.86km



### 2/5 Jepson Street Yarraville VIC 3013

Listing Price: Auction  
 Listing Date: 24 Aug 2016  
 Agency: Hockingstuart - Altona  
 Lot Plan:



Listing Type: Auction  
 Distance: 0.83km



1/135 Williamstown Road Yarraville VIC 3013

Listing Price: From \$630K

Listing Date: 19 Aug 2016

Agency: Boutique Estate Agents - Brunswick

Lot Plan:



2



1



1













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Listing Type: Normal Sale






Distance: 0.61km

## ► COMPARATIVE RENTAL PROPERTY

	6/184 Charles Street Seddon VIC 3011	<div><div>2</div><div>1</div><div>1</div><div>Approx. 117m<sup>2</sup></div></div>
<div>First Rental Price: \$500/W</div> <div>Current Rental Price: \$490/W</div> <div>First Listed Date: 28 Jun 2016</div> <div>Current Listed Date: 3 Aug 2016</div>		<div>Category: Unit: Townhouse/villa</div> <div>Distance: 0.72km</div>

	2/22 Edgar Street Kingsville VIC 3012	<div><div>2</div><div>1</div><div>2</div><div>Approx. 125m<sup>2</sup></div></div>
<div>First Rental Price: \$420/W</div> <div>Current Rental Price: \$420/W</div> <div>First Listed Date: 8 Mar 2016</div> <div>Current Listed Date: 30 Mar 2016</div>		<div>Category: House: One Storey / Lowset</div> <div>Distance: 0.14km</div>

	1/16 Kingsville Street Kingsville VIC 3012	<div><div>2</div><div>1</div><div>1</div><div>-</div></div>
<div>First Rental Price: \$370/W</div> <div>Current Rental Price: \$385/W</div> <div>First Listed Date: 12 May 2016</div> <div>Current Listed Date: 1 Jun 2016</div>		<div>Category: Unit</div> <div>Distance: 0.06km</div>

	4/296 Somerville Road Kingsville VIC 3012	<div><div>2</div><div>1</div><div>1</div><div>Approx. 138m<sup>2</sup></div></div>
<div>First Rental Price: \$420/W</div> <div>Current Rental Price: \$380/W</div> <div>First Listed Date: 12 May 2016</div> <div>Current Listed Date: 29 Jun 2016</div>		<div>Category: Unit: Standard</div> <div>Distance: 0.50km</div>



## ► AREA PROFILE

The size of Kingsville is approximately 1 square kilometres. It has 1 park covering nearly 1% of total area.

The population of Kingsville in 2006 was 3,353 people. By 2011 the population was 3,501 showing a population growth of 4% in the area during that time.

The predominant age group in Kingsville is 35-44 years.

Households in Kingsville are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

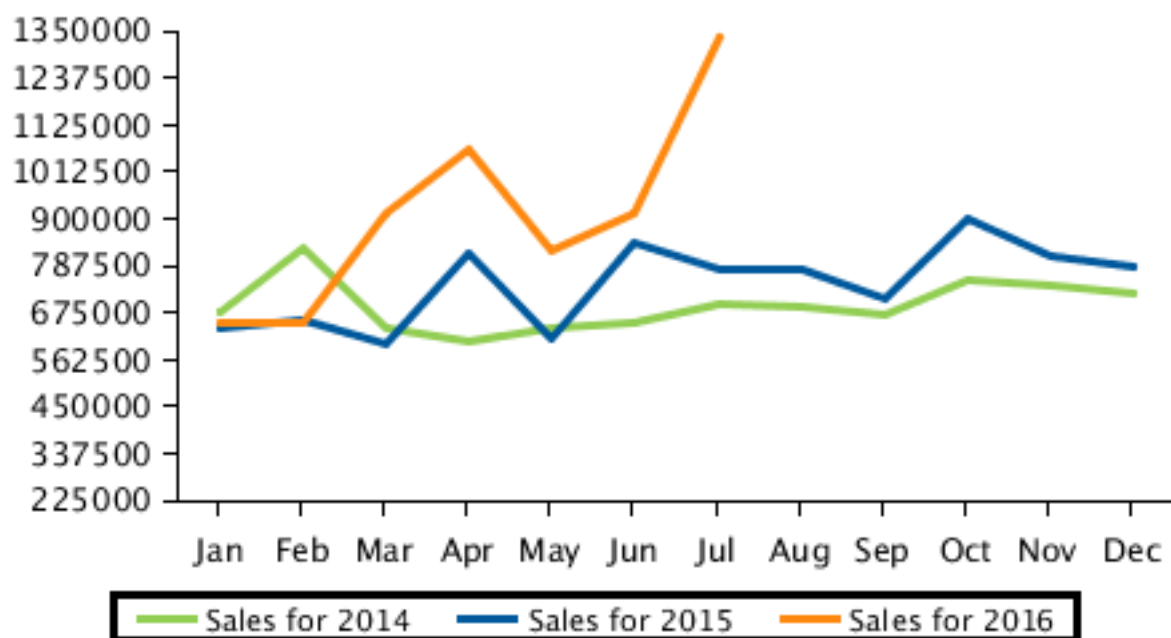
In general, people in Kingsville work in a Professional occupation.

In 2006, 58.1% of the homes in Kingsville were owner-occupied compared with 59.2% in 2011.

Currently the median sales price of houses in the area is 1,336,000.

### Median Sale Price

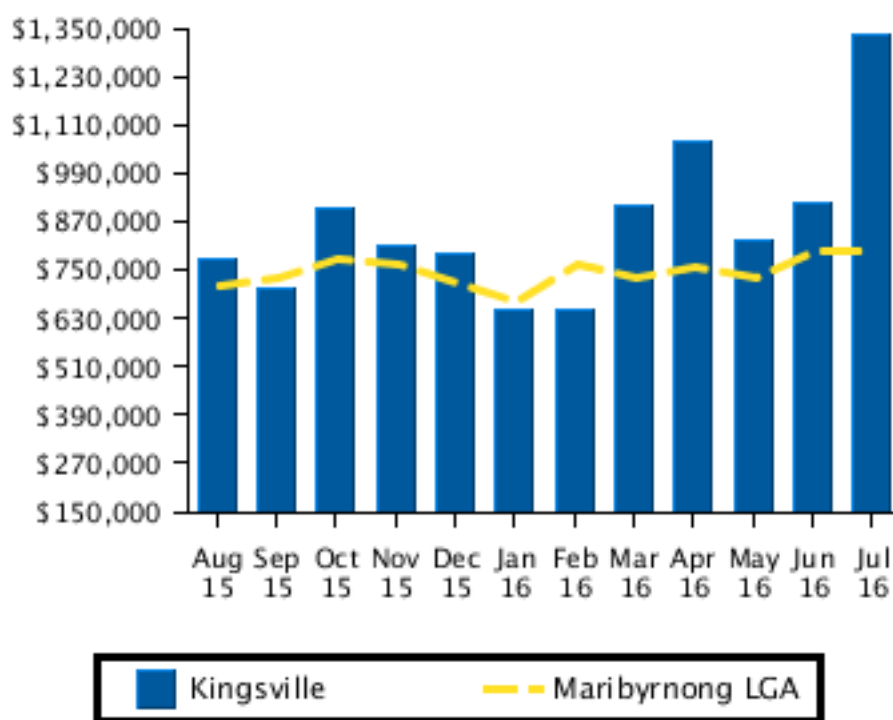
	YEAR 2014	YEAR 2015	YEAR 2016
Period	Median Price	Median Price	Median Price
January	\$677,500	\$635,500	\$650,000
February	\$830,000	\$655,013	\$650,000
March	\$640,000	\$600,000	\$910,000
April	\$602,500	\$815,000	\$1,065,000
May	\$637,500	\$612,000	\$824,750
June	\$652,799	\$839,750	\$915,000
July	\$695,500	\$780,000	\$1,336,000
August	\$690,500	\$775,000	\$0
September	\$670,000	\$705,000	\$0
October	\$751,000	\$900,500	\$0
November	\$740,000	\$810,000	\$0
December	\$723,000	\$787,500	\$0



## ► RECENT MEDIAN SALE PRICES

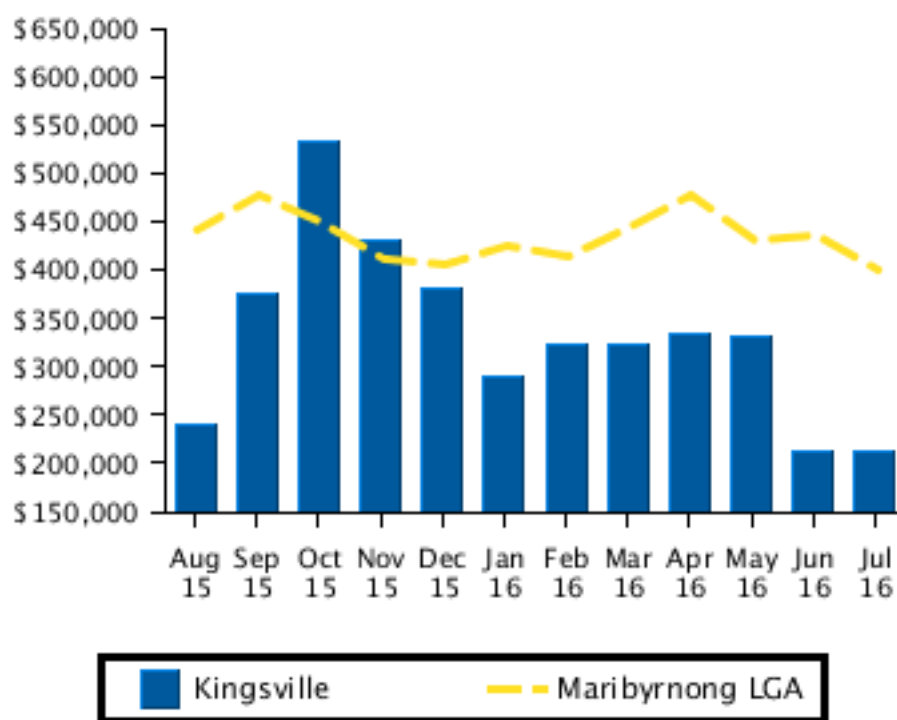
### Recent Median House Sale Prices

Period	KINGSVILLE	MARIBYRNONG LGA
	Median Price	Median Price
July 2016	\$1,336,000	\$796,500
June 2016	\$915,000	\$798,000
May 2016	\$824,750	\$728,000
April 2016	\$1,065,000	\$753,500
March 2016	\$910,000	\$730,000
February 2016	\$650,000	\$765,500
January 2016	\$650,000	\$672,000
December 2015	\$787,500	\$717,500
November 2015	\$810,000	\$765,000
October 2015	\$900,500	\$775,000
September 2015	\$705,000	\$730,000
August 2015	\$775,000	\$708,000



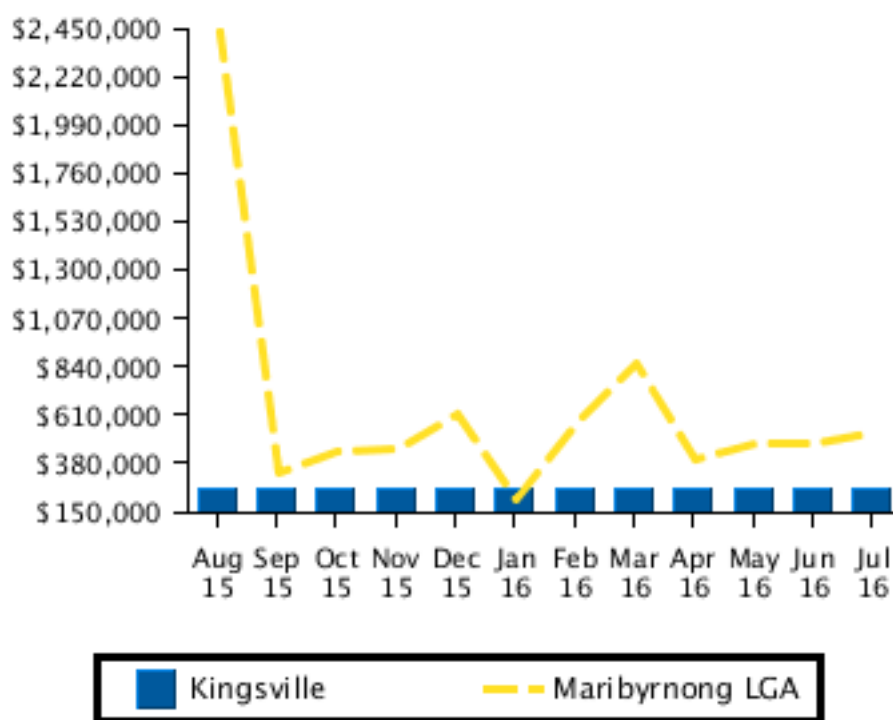
## Recent Median Unit Sale Prices

Period	KINGSVILLE	MARIBYRNONG LGA
	Median Price	Median Price
July 2016	\$211,000	\$399,000
June 2016	\$211,000	\$435,000
May 2016	\$331,250	\$430,000
April 2016	\$335,000	\$477,500
March 2016	\$321,500	\$444,687
February 2016	\$321,500	\$412,500
January 2016	\$290,000	\$426,000
December 2015	\$380,000	\$406,500
November 2015	\$430,000	\$410,000
October 2015	\$531,750	\$450,000
September 2015	\$374,500	\$477,927
August 2015	\$240,000	\$442,000



## Recent Median Land Sale Prices

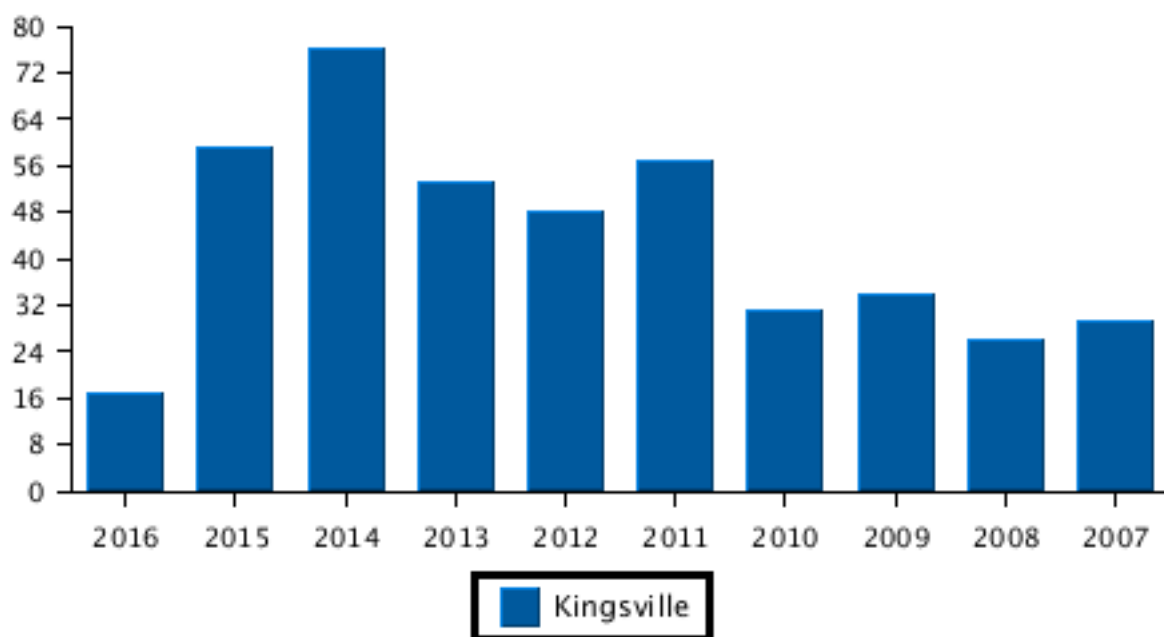
Period	KINGSVILLE	MARIBYRNONG LGA
	Median Price	Median Price
July 2016	\$257,500	\$520,000
June 2016	\$257,500	\$475,000
May 2016	\$257,500	\$473,750
April 2016	\$257,500	\$397,500
March 2016	\$257,500	\$855,000
February 2016	\$257,500	\$579,500
January 2016	\$257,500	\$204,950
December 2015	\$257,500	\$615,000
November 2015	\$257,500	\$450,000
October 2015	\$257,500	\$432,500
September 2015	\$257,500	\$340,000
August 2015	\$257,500	\$2,425,000



## ► SALES PER ANNUM

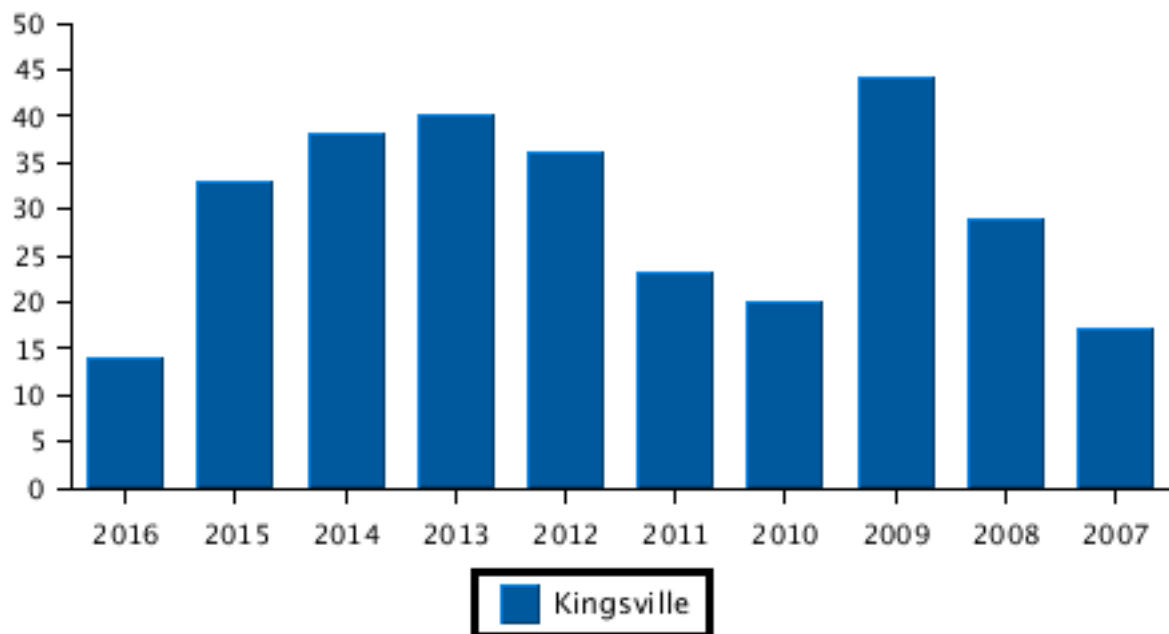
### House Sales Per Annum

KINGSVILLE	
Period	Number
2016	17
2015	59
2014	76
2013	53
2012	48
2011	57
2010	31
2009	34
2008	26
2007	29



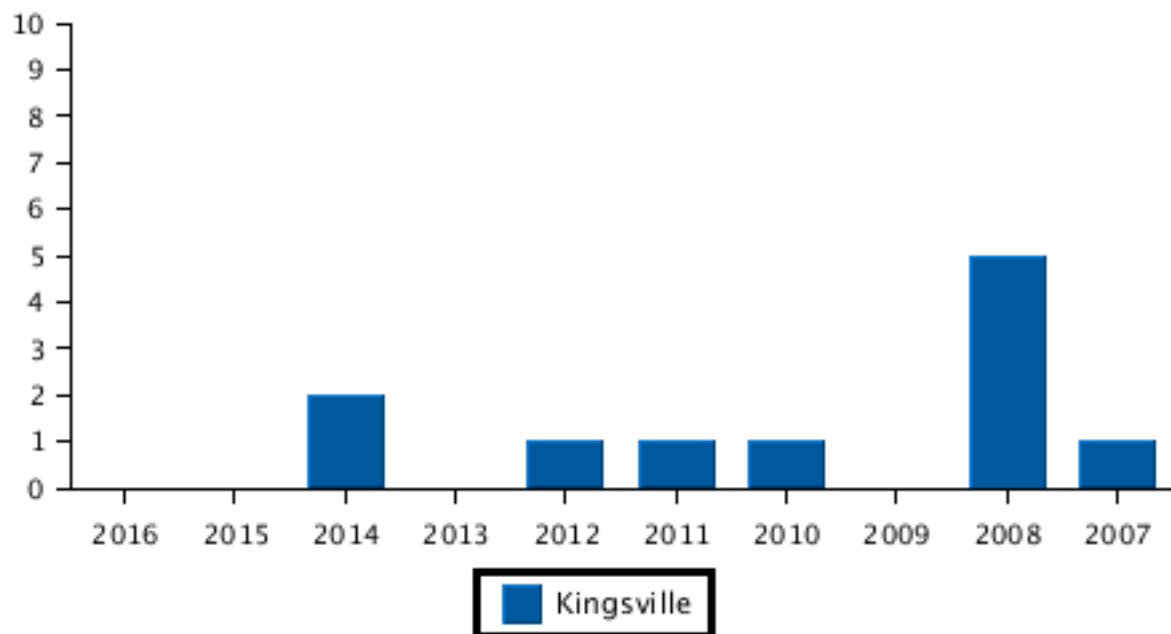
## Unit Sales Per Annum

KINGSVILLE	
Period	Number
2016	14
2015	33
2014	38
2013	40
2012	36
2011	23
2010	20
2009	44
2008	29
2007	17



## Land Sales Per Annum

KINGSVILLE	
Period	Number
2016	0
2015	0
2014	2
2013	0
2012	1
2011	1
2010	1
2009	0
2008	5
2007	1

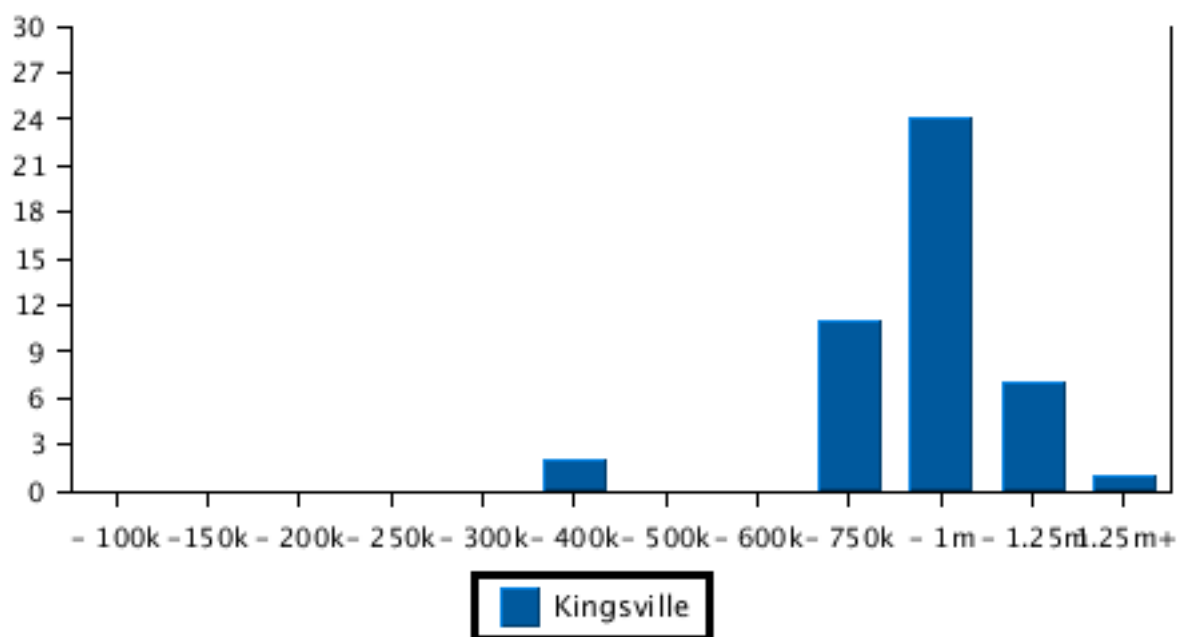




## ► SALES BY PRICE

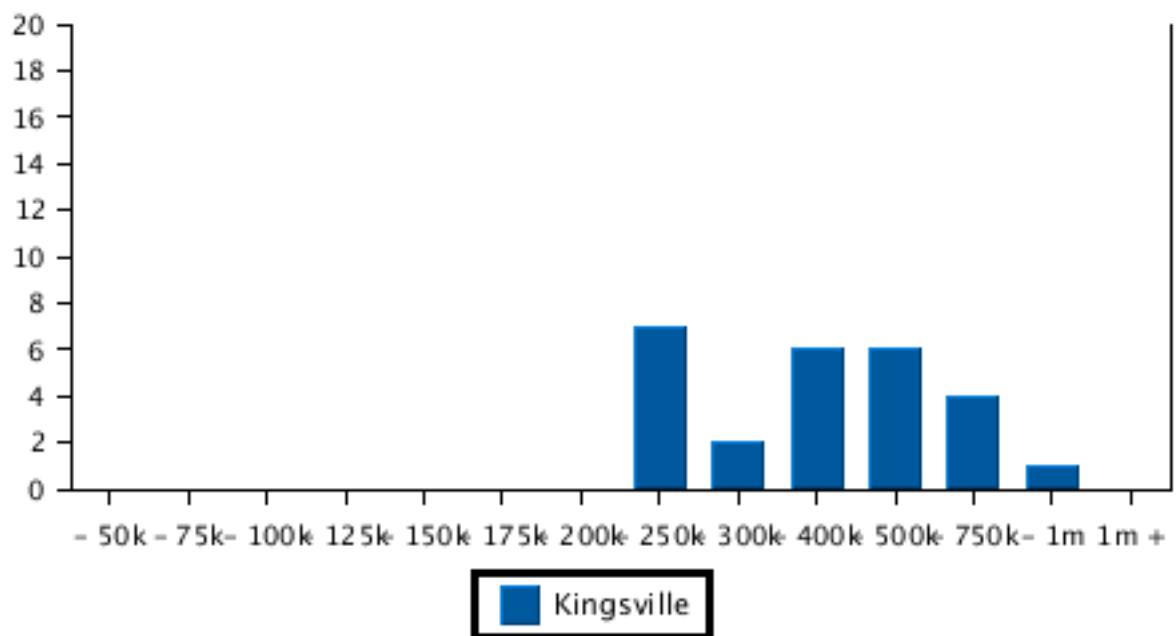
House Sale by Price (12 months)

KINGSVILLE	
Price	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	2
401 - 500k	0
501 - 600k	0
601 - 750k	11
751 - 1m	24
> 1m - 1.25m	7
1.25m+	1



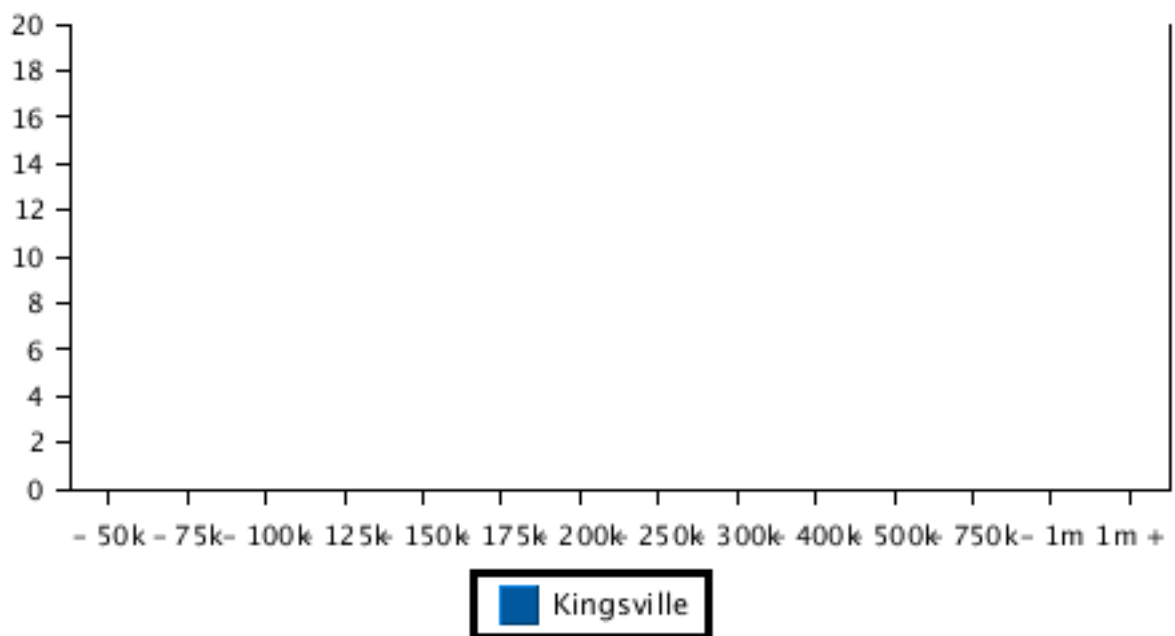
## Unit Sale by Price (12 months)

KINGSVILLE	
Price	Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	7
251 - 300k	2
301 - 400k	6
401 - 500k	6
501 - 750k	4
751 - 1m	1
1m +	0



## Land Sale by Price (12 months)

KINGSVILLE	
Price	Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0



## ► RENTAL STATISTICS SUMMARY

### Suburb Rental Statistics

Category	Indicated Gross Rental Yield	Median Asking Rental Price
House	3.0%	\$460
Unit	4.7%	\$295

\* Statistics are based on a rolling 12 month period

### Rents By Property Type - Houses and Units

		Quantity	Lowest Rent / Week	Highest Rent / Week	Median Rent / Week	Average Rent / Week
HOUSE	2 bedrooms	1	\$420	\$420	\$420	\$420
TOTAL HOUSE		1			\$420	\$420
UNIT	2 bedrooms	3	\$380	\$490	\$385	\$418
TOTAL UNIT		3			\$385	\$418
GRAND TOTAL		4			\$402	\$418

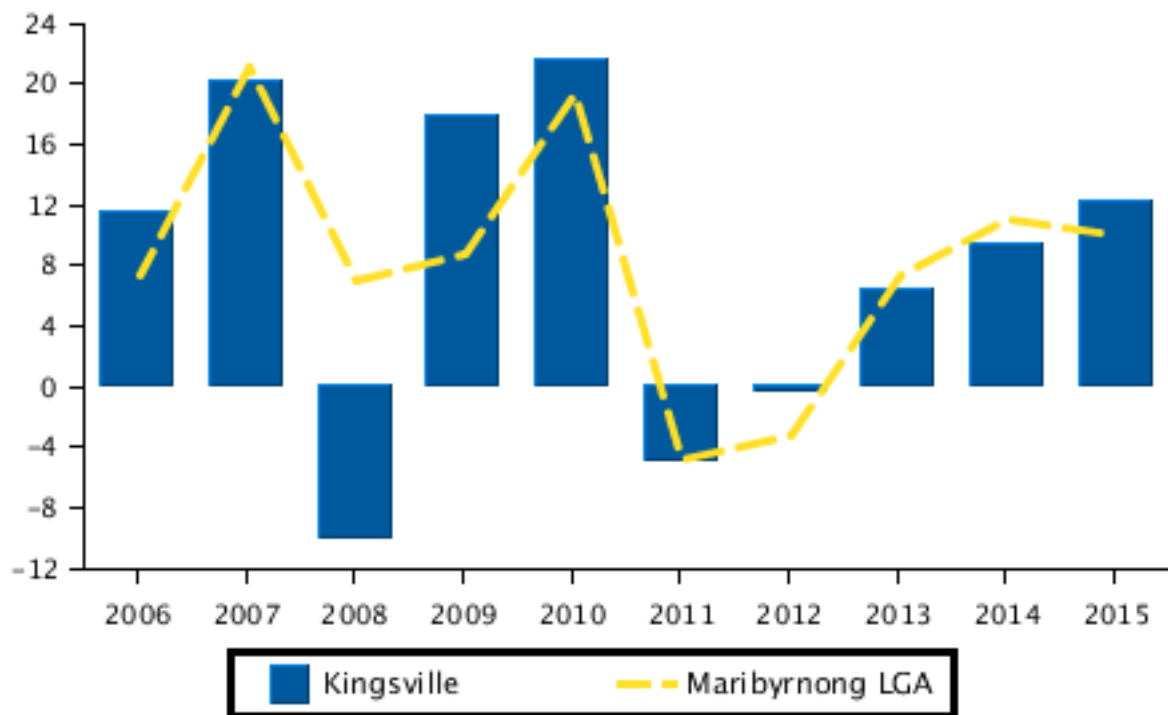
### Average Number Of Days Advertised

		Quantity	Average Number Of Days Advertised
HOUSE	\$400 - \$499	1	23
UNIT	\$300 - \$399	2	35
	\$400 - \$499	1	62

## ► CAPITAL GROWTH MEDIAN PRICES

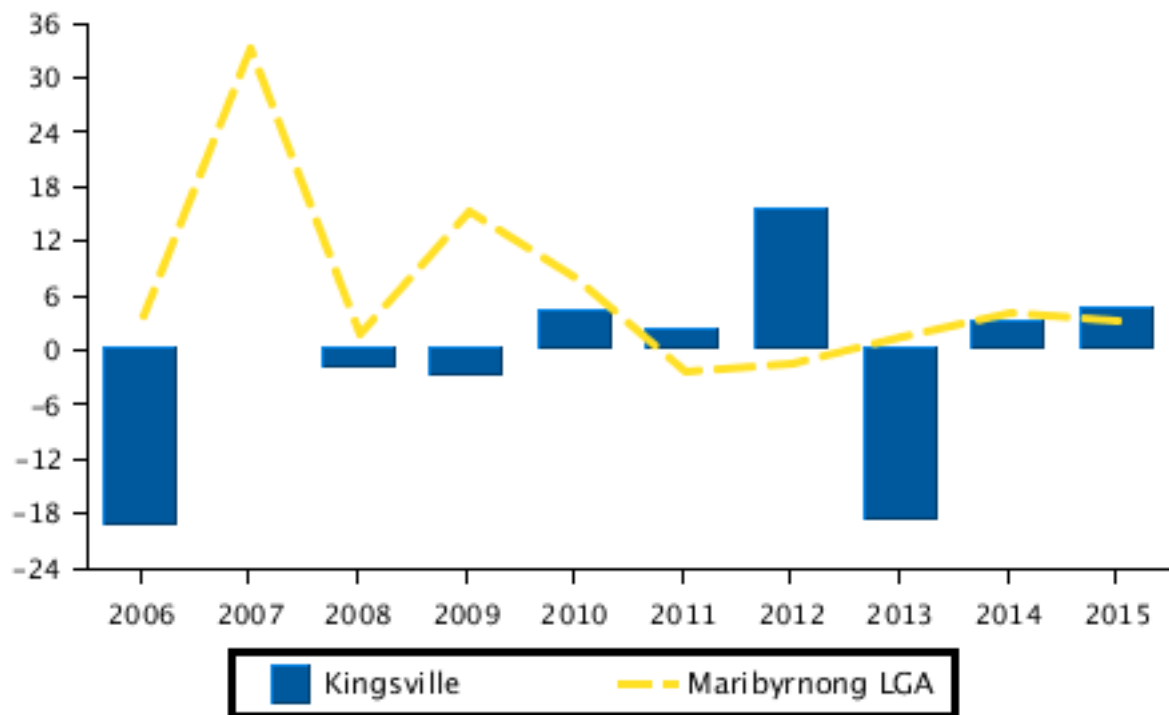
### Capital Growth in Median Prices (Houses)

Period	KINGSVILLE	MARIBYRNONG LGA
	% Change	% Change
2015	12.2%	9.9%
2014	9.5%	11%
2013	6.5%	7.3%
2012	-0.5%	-3.2%
2011	-5%	-4.9%
2010	21.6%	19.4%
2009	17.9%	8.7%
2008	-10.2%	7%
2007	20.2%	21.1%
2006	11.5%	7.4%



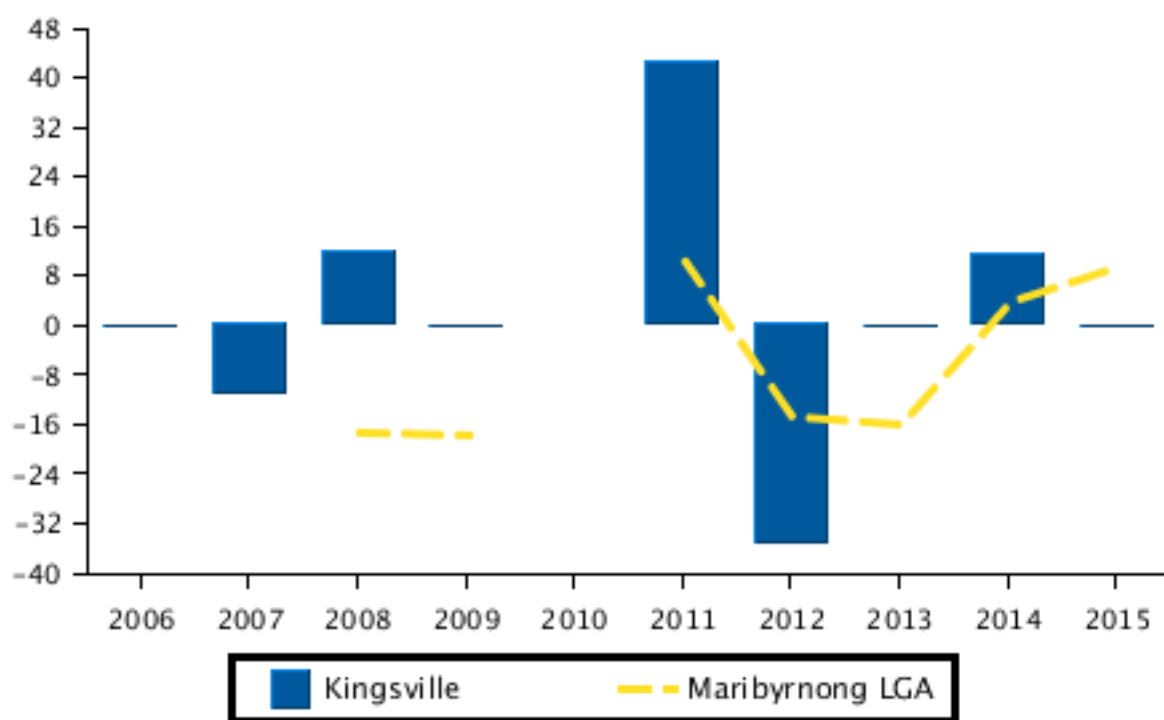
### Capital Growth in Median Prices (Unit)

Period	KINGSVILLE	MARIBYRNONG LGA
	% Change	% Change
2015	4.7%	3.3%
2014	3.2%	4.1%
2013	-18.9%	1.5%
2012	15.5%	-1.6%
2011	2.2%	-2.4%
2010	4.4%	8%
2009	-3.1%	15.2%
2008	-2.1%	1.7%
2007	0%	33.1%
2006	-19.5%	3.7%

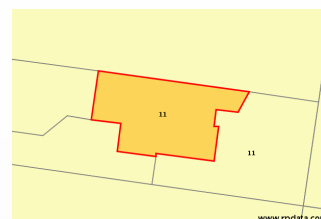


## Capital Growth in Median Prices (Land)

Period	KINGSVILLE	MARIBYRNONG LGA
	% Change	% Change
2015	0%	9.2%
2014	11.5%	3.7%
2013	0%	-15.9%
2012	-35.5%	-14.8%
2011	42.7%	10.1%
2010	0%	0%
2009	0%	-17.8%
2008	12%	-17.2%
2007	-11.6%	0%
2006	0%	0%



2/11 Edgar Street Kingsville VIC 3012



► APPRAISAL PRICE



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