

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/5 SALTLEY STREET SOUTH KINGSVILLE VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3/3 OXFORD STREET NEWPORT VIC 3015	\$450,000	04-Aug-21
2/13 NEW STREET SOUTH KINGSVILLE VIC 3015	\$450,000	01-Jul-21
3/13 NEW STREET SOUTH KINGSVILLE VIC 3015	\$470,000	01-Jul-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07 December 2021


**3/3 OXFORD STREET NEWPORT
VIC 3015**
 2  1  1

Sold Price

\$450,000

Sold Date

04-Aug-21

Distance

1.7km

**2/13 NEW STREET SOUTH
KINGSVILLE VIC 3015**
 2  1  1

Sold Price

Sold Date

01-Jul-21

Distance

0.1km

**3/13 NEW STREET SOUTH
KINGSVILLE VIC 3015**
 2  1  1

Sold Price

\$470,000

Sold Date

01-Jul-21

Distance

0.09km
RS = Recent sale

UN = Undisclosed Sale

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