

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

4/19 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

3/56 Truman Street South Kingsville VIC 3015	\$457,000	22-Dec-20
5/56 Truman Street South Kingsville VIC 3015	\$457,000	22-Dec-20
5/283-285 Williamstown Road Yarraville VIC 3013	\$460,000	01-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 23 April 2021

Kelly Spiteri

P 03 9689 8388

M 03 9689 8388

E footscray.advertising@greghocking.com.au



**3/56 Truman Street South
Kingsville VIC 3015**

2 1 1

Sold Price **\$457,000** Sold Date **22-Dec-20**

Distance **0.37km**

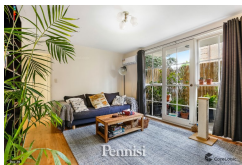


**5/56 Truman Street South
Kingsville VIC 3015**

2 1 1

Sold Price Sold Date **22-Dec-20**

Distance **0.37km**



**5/283-285 Williamstown Road
Yarraville VIC 3013**

2 1 1

Sold Price **\$460,000** Sold Date **01-Mar-21**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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