

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

1/43 NEW 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Dec 2021

to

30 Nov 2022

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

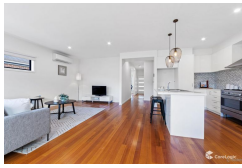
2/69 SALTLEY STREET SOUTH KINGSVILLE VIC 3015	\$965,000	16-Aug-22
1/82 KERNOT STREET SOUTH KINGSVILLE VIC 3015	\$945,000	28-May-22
3/176 BLACKSHAW'S ROAD SOUTH KINGSVILLE VIC 3015	\$790,000	16-Mar-22

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: 05 December 2022

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**2/69 SALTLEY STREET SOUTH
KINGSVILLE VIC 3015**

3 2 1

Sold Price **\$965,000** Sold Date **16-Aug-22**

Distance **0.22km**



**1/82 KERNOT STREET SOUTH
KINGSVILLE VIC 3015**

3 2 2

Sold Price **\$945,000** Sold Date **28-May-22**

Distance **0.59km**



**3/176 BLACKSHAW ROAD SOUTH
KINGSVILLE VIC 3015**

3 2 2

Sold Price **\$790,000** Sold Date **16-Mar-22**

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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