

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

1/82 KERNOT 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

\$900,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 May 2021

to

30 Apr 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

3/16 SALTLEY STREET SOUTH KINGSVILLE VIC 3015	\$1,005,000	12-Feb-22
2/23 NEW STREET SOUTH KINGSVILLE VIC 3015	\$908,000	12-Nov-21
2/4 PERCY STREET NEWPORT VIC 3015	\$950,000	15-Dec-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: 09 May 2022



**3/16 SALTLEY STREET SOUTH
KINGSVILLE VIC 3015**

 3  2  2

Sold Price ^{RS} **\$1,005,000** Sold Date **12-Feb-22**

Distance -



**2/23 NEW STREET SOUTH
KINGSVILLE VIC 3015**

 3  2  2

Sold Price **\$908,000** Sold Date **12-Nov-21**

Distance **0.69km**



**2/4 PERCY STREET NEWPORT VIC
3015**

 3  2  2

Sold Price **\$950,000** Sold Date **15-Dec-21**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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