

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

2/178 Blackshaws Road, South Kingsville Vic 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$695,000 & \$730,000

Median sale price

Median price \$791,000 Property Type Unit Suburb South Kingsville

Period - From 23/09/2023 to 22/09/2024 Source REIV

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 six 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
1	2/45 Paxton St SOUTH KINGSVILLE 3015	\$741,000	17/07/2024
2	23b Richards St YARRAVILLE 3013	\$715,000	12/07/2024
3	52 Phoenix Rd ALTONA NORTH 3025	\$710,000	13/06/2024

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 six months.~~

This Statement of Information was prepared on:

23/09/2024 10:23



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$695,000 - \$730,000

Median Unit Price

23/09/2023 - 22/09/2024: \$791,000

Comparable Properties



2/45 Paxton St SOUTH KINGSVILLE 3015 (REI/VG)

Agent Comments

2 2 1

Price: \$741,000

Method: Sold Before Auction

Date: 17/07/2024

Property Type: Townhouse (Res)



23b Richards St YARRAVILLE 3013 (REI)

Agent Comments

2 2 1

Price: \$715,000

Method: Sold Before Auction

Date: 12/07/2024

Property Type: Townhouse (Res)

Land Size: 133 sqm approx



52 Phoenix Rd ALTONA NORTH 3025 (REI/VG) Agent Comments

3 2 1

Price: \$710,000

Method: Private Sale

Date: 13/06/2024

Property Type: Townhouse (Single)

Land Size: 120 sqm approx