

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 2/45 Paxton Street, South Kingsville Vic 3015

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$715,000

House

Unit

X

Suburb

South Kingsville

Period - From 01/10/2017

to

30/09/2018

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	3/44 Saltley St SOUTH KINGSVILLE 3015	\$715,000	22/09/2018
2	3/13 Greene St SOUTH KINGSVILLE 3015	\$685,000	12/11/2018
3	1/12 Strong St SPOTSWOOD 3015	\$670,000	09/08/2018

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.



2 2 1

Rooms:
Property Type: Townhouse (Res)
Land Size: 125 sqm approx
Agent Comments

Indicative Selling Price
\$675,000

Median Unit Price
Year ending September 2018: \$715,000

Comparable Properties



3/44 Saltley St SOUTH KINGSVILLE 3015 (REI) **Agent Comments**

2 1 2

Price: \$715,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: Townhouse (Res)



3/13 Greene St SOUTH KINGSVILLE 3015 (REI) **Agent Comments**

3 2 1

Price: \$685,000
Method: Private Sale
Date: 12/11/2018
Rooms: -
Property Type: Townhouse (Single)

1/12 Strong St SPOTSWOOD 3015 (REI)

Agent Comments

2 2 1

Price: \$670,000
Method: Sold Before Auction
Date: 09/08/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 150 sqm approx