

# 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

3/47 Paxton Street, South Kingsville Vic 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$600,000

### Median sale price

Median price \$765,000 Property Type Unit Suburb South Kingsville

Period - From 01/01/2020 to 31/03/2020 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 | 3/33 Bradley St NEWPORT 3015       | \$615,000 | 03/04/2020   |
| 2 | 3/34 Cyclamen Av ALTONA NORTH 3025 | \$600,000 | 07/03/2020   |
| 3 | 4/81 Challis St NEWPORT 3015       | \$550,000 | 01/06/2020   |

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:

02/07/2020 09:36



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$570,000 - \$600,000

Median Unit Price

March quarter 2020: \$765,000

## Comparable Properties

3/33 Bradley St NEWPORT 3015 (REI)

Agent Comments

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Price: \$615,000

Method: Auction Sale

Date: 03/04/2020

Property Type: Unit



3/34 Cyclamen Av ALTONA NORTH 3025 (REI) Agent Comments

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Price: \$600,000

Method: Private Sale

Date: 07/03/2020

Property Type: Townhouse (Res)



4/81 Challis St NEWPORT 3015 (REI/VG)

Agent Comments

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Price: \$550,000

Method: Private Sale

Date: 01/06/2020

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)