

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

2/11 New Street, South Kingsville Vic 3015

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$664,000

Property Type

Unit

Suburb

South Kingsville

Period - From

01/07/2018

to

30/06/2019

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	1/367 Williamstown Rd YARRAVILLE 3013	\$455,000	08/04/2019
2	1/34 Vernon St SOUTH KINGSVILLE 3015	\$403,000	31/05/2019
3	2/34 Vernon St SOUTH KINGSVILLE 3015	\$400,000	18/06/2019

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:

23/09/2019 10:12



2 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties

1/367 Williamstown Rd YARRAVILLE 3013 (VG) **Agent Comments**

2 - -

Price: \$455,000

Method: Sale

Date: 08/04/2019

Property Type: Flat/Unit/Apartment (Res)



1/34 Vernon St SOUTH KINGSVILLE 3015 (REI/VG)

Agent Comments

2 1 1

Price: \$403,000

Method: Private Sale

Date: 31/05/2019

Rooms: 4

Property Type: Villa



2/34 Vernon St SOUTH KINGSVILLE 3015 (REI) **Agent Comments**

2 1 1

Price: \$400,000

Method: Private Sale

Date: 18/06/2019

Rooms: 4

Property Type: Villa