

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	1/28 Greene Street, South Kingsville Vic 3015
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Indicative selling price

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

Range between	\$780,000	&	\$850,000
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Median sale price

Median price	\$715,000	House		Unit	X	Suburb	South Kingsville
Period - From	01/01/2018	to	31/12/2018	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	2/184 Hudsons Rd SPOTSWOOD 3015	\$883,000	08/09/2018
2	1/32 Johnston St NEWPORT 3015	\$860,000	15/10/2018
3	3/8 Laurie St NEWPORT 3015	\$810,000	08/12/2018

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.

1/28 Greene Street, South Kingsville Vic 3015



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Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending December 2018: \$715,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/184 Hudsons Rd SPOTSWOOD 3015 (REI/VG)

Agent Comments



Price: \$883,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: Townhouse (Res)



1/32 Johnston St NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$860,000

Method: Sold Before Auction

Date: 15/10/2018

Rooms: -

Property Type: Townhouse (Res)

3/8 Laurie St NEWPORT 3015 (REI)

Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: Townhouse (Res)