

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

1/47A New Street South Kingsville VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

39 Ararat Street Altona North VIC 3025	\$780,000	16-Mar-21
476 Melbourne Road Newport VIC 3015	\$800,000	12-Dec-20
32A Fifth Avenue Altona North VIC 3025	\$800,000	27-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 19 April 2021



39 Ararat Street Altona North VIC 3025

Sold Price

^{RS}

\$780,000

Sold Date

16-Mar-21

 3

 1

 2

Distance

1.24km



476 Melbourne Road Newport VIC 3015

Sold Price

\$800,000

Sold Date

12-Dec-20

 2

 2

 1

Distance

1.73km



32A Fifth Avenue Altona North VIC 3025

Sold Price

Sold Date

27-Nov-20

 3

 2

 -

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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