

## 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

97 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$829,000

Property type

Other

Suburb

South Kingsville

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/3 Saltley Street South Kingsville VIC 3015	\$825,000	09-Oct-19
1/46 Saltley Street South Kingsville VIC 3015	\$835,000	14-Nov-19

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: 20 January 2020



## 1/3 Saltley Street South Kingsville VIC 3015

Sold Price

RS

**\$825,000**

Sold Date

**09-Oct-19**



3



2



2

Distance

**0.73km**



## 1/46 Saltley Street South Kingsville VIC 3015

Sold Price

**\$835,000**

Sold Date

**14-Nov-19**



3



2



2

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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