

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/98 BLACKSHAW'S ROAD 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,875

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 five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

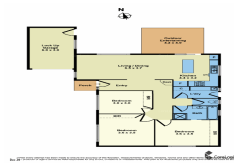
Date of sale

63A GREENE STREET SOUTH KINGSVILLE VIC 3015	\$765,000	18-Jan-21
5 KINGHAM STREET NEWPORT VIC 3015	\$770,000	13-Feb-21
149 BLACKSHAW'S ROAD NEWPORT VIC 3015	\$995,000	06-Apr-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 29 April 2021


**63A GREENE STREET SOUTH
KINGSVILLE VIC 3015**
 3  1  2

Sold Price

\$765,000

Sold Date

18-Jan-21

Distance

0.5km

**5 KINGHAM STREET NEWPORT VIC
3015**
 3  2  2

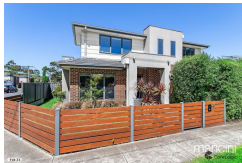
Sold Price

\$770,000

Sold Date

13-Feb-21

Distance

0.2km

**149 BLACKSHAWS ROAD
NEWPORT VIC 3015**
 3  2  2

Sold Price

^{RS} **\$995,000**

Sold Date

06-Apr-21

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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