

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

1/5 Saltley Street, South Kingsville Vic 3015

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$712,500 Property Type Unit Suburb South Kingsville

Period - From 01/07/2019 to 30/06/2020 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 | 3/69 Saltley St SOUTH KINGSVILLE 3015 | \$600,000 | 26/04/2020 |
| 2 | 7/2 Fyans St YARRAVILLE 3013 | \$520,000 | 05/05/2020 |
| 3 | 1/96a Saltley St SOUTH KINGSVILLE 3015 | \$488,000 | 04/05/2020 |

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:

22/07/2020 17:19

1/5 Saltley Street, South Kingsville Vic 3015



Nicholas Skapoulas
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0418 371 558

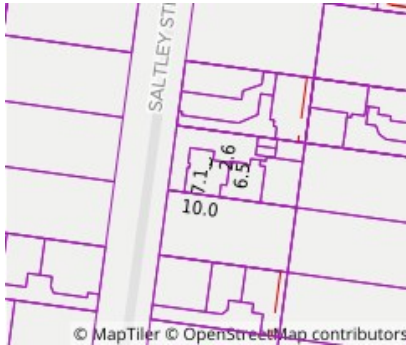
nicholas@nicholasscott.com.au

Indicative Selling Price

\$480,000 - \$510,000

Median Unit Price

Year ending June 2020: \$712,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

3/69 Saltley St SOUTH KINGSVILLE 3015 (VG) Agent Comments



Price: \$600,000

Method: Sale

Date: 26/04/2020

Property Type: Strata Unit/Flat



7/2 Fyans St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 05/05/2020

Property Type: Villa



1/96a Saltley St SOUTH KINGSVILLE 3015 (REI/VG)

Agent Comments



Price: \$488,000

Method: Private Sale

Date: 04/05/2020

Property Type: Unit

Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.