

# 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 8 MORESBY STREET, SOUTH KINGSVILLE

### 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 \$680,000 & \$720,000

### Median sale price

Median price \$847,500 Property type HOUSE Suburb SOUTH KINGSVILLE

Period - From JULY 2018 to JUNE 2019 Source CORELOGIC / RPDATA

### 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. 45 TRUMAN STREET, SOUTH KINGSVILLE 3015	\$795,000	3 MAY 2019
2. 23 BOLTON STREET, SPOTSWOOD 3015	\$770,000	23 AUG 2019
3. 64 WATT STREET, SOUTH KINGSVILLE 3015	\$760,000	4 APRIL 2019

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: 25 SEPTEMBER 2019