Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

Address	72 Watt Street, South Kingsville Vic 3015
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,500,000
---------------------------	---	-------------

Median sale price

Median price	\$960,000	Pro	perty Type	House		Suburb	South Kingsville
Period - From	01/06/2022	to	31/05/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	55a Truman St SOUTH KINGSVILLE 3015	\$1,535,000	20/05/2023
2	51a Paxton St SOUTH KINGSVILLE 3015	\$1,395,000	16/03/2023
3			

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:	01/06/2023 12:10



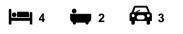
Date of sale

hockingstuart

Anna Grech 03 8387 0555 0438 446 051 agrech@hockingstuart.com

Indicative Selling Price \$1,450,000 - \$1,500,000 Median House Price 01/06/2022 - 31/05/2023: \$960,000





Property Type: House (Res) **Land Size:** 447 sqm approx

Agent Comments

Comparable Properties



55a Truman St SOUTH KINGSVILLE 3015 (REI) Agent Comments

🛏 4 3 🛱

Price: \$1,535,000 **Method:** Auction Sale **Date:** 20/05/2023

Property Type: Townhouse (Res)



51a Paxton St SOUTH KINGSVILLE 3015 (REI)

14 3 🛱

Price: \$1,395,000 Method: Private Sale Date: 16/03/2023

Property Type: Townhouse (Single)

Agent Comments
Has smaller land

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.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



