

# 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

72 Watt 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)

Range between

\$1,450,000

&

\$1,500,000

### Median sale price

Median price

\$960,000

Property 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 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 | 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



 4  2  3

**Property Type:** House (Res)

**Land Size:** 447 sqm approx

**Agent Comments**

## Comparable Properties



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

 4  3  3

**Price:** \$1,535,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Townhouse (Res)



**51a Paxton St SOUTH KINGSVILLE 3015 (REI)** **Agent Comments**

 4  3  2

Has smaller land

**Price:** \$1,395,000

**Method:** Private Sale

**Date:** 16/03/2023

**Property Type:** Townhouse (Single)

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.