

# 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

30 Truman Street, South Kingsville Vic 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,300,000

### Median sale price

Median price

\$1,171,500

Property Type

House

Suburb

South Kingsville

Period - From

05/02/2023

to

04/02/2024

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	10 Cullen St SPOTSWOOD 3015	\$1,305,000	03/12/2023
2	62 Kernot St SOUTH KINGSVILLE 3015	\$1,220,000	31/08/2023
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:

05/02/2024 12:31



3 1 3

Property Type: House  
Land Size: 666 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,300,000

Median House Price  
05/02/2023 - 04/02/2024: \$1,171,500

## Comparable Properties

10 Cullen St SPOTSWOOD 3015 (REI)

Agent Comments

3 2 4

Price: \$1,305,000  
Method: Sold Before Auction  
Date: 03/12/2023  
Property Type: House (Res)

62 Kernot St SOUTH KINGSVILLE 3015 (VG)

Agent Comments

5 - -

Price: \$1,220,000  
Method: Sale  
Date: 31/08/2023  
Property Type: House (Res)  
Land Size: 670 sqm approx

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.