## 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

1/56 Saltley Street, South Kingsville Vic 3015

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$395,000		&		\$415,000					
Median sale p	rice									
Median price	\$763,194	Pro	operty Type	Unit			Suburb	South Kingsville		
Period - From	24/06/2021	to	23/06/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	27/114 Mason St NEWPORT 3015	\$405,000	07/02/2022
2			
3			

#### OR

**B**<sup>\*</sup> 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:

24/06/2022 14:31









Property Type: Apartment Agent Comments Indicative Selling Price \$395,000 - \$415,000 Median Unit Price 24/06/2021 - 23/06/2022: \$763,194

# **Comparable Properties**



27/114 Mason St NEWPORT 3015 (REI/VG)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within



Price: \$405,000 Method: Private Sale Date: 07/02/2022 Property Type: Apartment Agent Comments

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two kilometres of the property for sale in the last six months.



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