

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

1/39 New Street South Kingsville VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

2/9 Saltley Street South Kingsville VIC 3015	\$640,000	19-Dec-19
2/47 Paxton Street South Kingsville VIC 3015	\$705,000	26-Mar-20
3/82 Kernot Street South Kingsville VIC 3015	\$720,000	22-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 29 June 2020

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**2/9 Saltley Street South Kingsville
VIC 3015**

2 1 2

Sold Price

\$640,000

Sold Date

19-Dec-19

Distance

0.21km



**2/47 Paxton Street South Kingsville
VIC 3015**

3 2 1

Sold Price

\$705,000

Sold Date

26-Mar-20

Distance

0.27km



**3/82 Kernot Street South Kingsville
VIC 3015**

3 2 1

Sold Price

\$720,000

Sold Date

22-Feb-20

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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