

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3/42 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) (\*Delete single price or range as applicable)

Single price

Or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$1,000,000

\*Unit

X

\*House

Suburb

SOUTH KINGSVILLE

Period - From

01 Nov 2021

to

31 Oct 2022

Source

CORELOGIC

### Comparable property sales

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
74 ALOHA ST, SOUTH KINGSVILLE	\$790,000	18/08/22
2 ELIZABETH ST, NEWPORT	\$805,000	20/08/22
3/42 ROSSHIRE ROAD, NEWPORT	\$825,000	21/06/22

~~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.~~