

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

1/81 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/55 PAXTON STREET SOUTH KINGSVILLE VIC 3015	\$900,000	25-Jun-24
7A MITCHELL AVENUE ALTONA NORTH VIC 3025	\$970,000	10-Jun-24

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: 08 November 2024



**1/55 PAXTON STREET SOUTH
KINGSVILLE VIC 3015**

3 2 1

Sold Price **\$900,000** Sold Date **25-Jun-24**

Distance **0.29km**



**7A MITCHELL AVENUE ALTONA
NORTH VIC 3025**

3 2 1

Sold Price **\$970,000** Sold Date **10-Jun-24**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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