

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 92 Saltley Street, South Kingsville

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$820,000

Median sale price

Median price \$1,130,000 *House Suburb SOUTH KINGSVILLE

Period - From 1/1/2019 to 31/3/2019 Source REIV

Comparable property sales

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- 1/178 Blackshaws Road, South Kingsville	\$750,000	7/12/2018
2- 32A Macdonald Avenue, Altona North	\$880,000	19/11/2018
3- 3/42 Graham Street, Newport	\$840,000	16/11/2018