

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 1/44 Saltley Street, South Kingsville VIC 3015

Indicative selling price

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

Single price \$ or range between \$770,000 & \$830,000

Median sale price

Median price \$780,000 Property type House Suburb South Kingsville

Period - From March 2019 to July 2019 Source Price Finder

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. 1/42 Graham Street, Newport	\$790,000	26.07.2019
2. 1/40 Greene Street, South Kingsville	\$835,000	13.06.2019
3. 1/28 Greene Street, South Kingsville	\$782,500	21.03.2019

This Statement of Information was prepared on: 21.08.2019