



STATEMENT OF INFORMATION

1/88 BLACKSHAW'S ROAD, SOUTH KINGSVILLE, VIC 3015

PREPARED BY DUNCAN MCMILLAN, HOCKING STUART ALTONA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/88 BLACKSHAWS ROAD, SOUTH

2 1 1

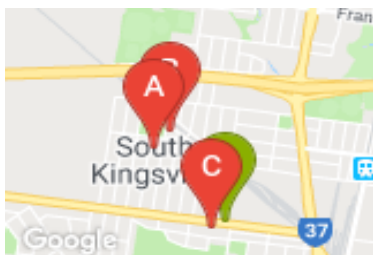
Indicative Selling Price

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

Price Range: \$580,000 to \$620,000

Provided by: Duncan McMillan, Hocking Stuart Altona

MEDIAN SALE PRICE



SOUTH KINGSVILLE, VIC, 3015

Suburb Median Sale Price (Unit)

\$556,750

01 July 2018 to 31 December 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/45 PAXTON ST, SOUTH KINGSVILLE, VIC

2 2 1

Sale Price

***\$670,000**

Sale Date: 21/01/2019

Distance from Property: 703m



3/13 GREENE ST, SOUTH KINGSVILLE, VIC

2 2 2

Sale Price

\$685,000

Sale Date: 07/11/2018

Distance from Property: 744m



3/101 BLACKSHAWS RD, NEWPORT, VIC 3015

2 1 2

Sale Price

\$635,000

Sale Date: 09/10/2018

Distance from Property: 109m



This report has been compiled on 06/03/2019 by Hockingstuart Altona / Williamstown. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

1/88 BLACKSHAW ROAD, SOUTH KINGSVILLE, VIC 3015

Indicative selling price

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

Price Range:

\$580,000 to \$620,000

Median sale price

Median price

\$556,750

House

Unit

X

Suburb

SOUTH KINGSVILLE

Period

01 July 2018 to 31 December 2018

Source

 pricefinder

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

2/45 PAXTON ST, SOUTH KINGSVILLE, VIC 3015	*\$670,000	21/01/2019
3/13 GREENE ST, SOUTH KINGSVILLE, VIC 3015	\$685,000	07/11/2018
3/101 BLACKSHAW RD, NEWPORT, VIC 3015	\$635,000	09/10/2018