

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

3/80 Saltley 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/5 Saltley Street South Kingsville VIC 3015	\$485,000	31-Jul-20
5/93 Blackshaws Road Newport VIC 3015	\$480,000	20-Oct-20
2/9 Cullen Court Spotswood VIC 3015	\$500,000	14-Jul-20

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.~~

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1/5 Saltley Street South Kingsville VIC 3015

2 1 1

Sold Price

\$485,000

Sold Date

31-Jul-20

Distance

0.55km



5/93 Blackshaws Road Newport VIC 3015

2 1 1

Sold Price

\$480,000

Sold Date

20-Oct-20

Distance

0.76km



2/9 Cullen Court Spotswood VIC 3015

2 1 1

Sold Price

\$500,000

Sold Date

14-Jul-20

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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