

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

51A Watt Street, South Kingsville Vic 3015

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$868,125

Property Type

House

Suburb

South Kingsville

Period - From

01/01/2019

to

31/12/2019

Source

REIV

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 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	116 North Rd NEWPORT 3015	\$1,100,000	16/10/2019
2	47 Bradley St NEWPORT 3015	\$1,086,000	16/11/2019
3	11 Charlotte St NEWPORT 3015	\$1,085,000	26/10/2019

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 six months.~~

This Statement of Information was prepared on:

29/01/2020 11:15



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2019: \$868,125

Comparable Properties



116 North Rd NEWPORT 3015 (REI)

Agent Comments

4 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 16/10/2019

Property Type: House

47 Bradley St NEWPORT 3015 (REI)

Agent Comments

4 3 -

Price: \$1,086,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House



11 Charlotte St NEWPORT 3015 (REI)

Agent Comments

4 3 2

Price: \$1,085,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)