

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

10/17 Greene Street, South Kingsville Vic 3015

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$612,500

Property Type

Unit

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	7/33 Newcastle St NEWPORT 3015	\$327,500	15/10/2019
2	4/256 Somerville Rd KINGSVILLE 3012	\$305,000	14/11/2019
3	4/29 Schutt St NEWPORT 3015	\$293,000	31/10/2019

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:

16/03/2020 11:37

10/17 Greene Street, South Kingsville Vic 3015

SWEENEY



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$295,000

Median Unit Price

Year ending December 2019: \$612,500

Comparable Properties



7/33 Newcastle St NEWPORT 3015 (VG)

Agent Comments

1 - -

Price: \$327,500

Method: Sale

Date: 15/10/2019

Property Type: Flat/Unit/Apartment (Res)



4/256 Somerville Rd KINGSVILLE 3012
(REI/VG)

Agent Comments

1 1 1

Price: \$305,000

Method: Private Sale

Date: 14/11/2019

Property Type: Unit



4/29 Schutt St NEWPORT 3015 (REI/VG)

Agent Comments

1 1 1

Price: \$293,000

Method: Sold Before Auction

Date: 31/10/2019

Property Type: Flat

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.