

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

3/7 Kernot Street Spotswood 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,000

Property type

Unit

Suburb

Spotswood

Period-from

01 May 2020

to

30 Apr 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

4/19 Saltley Street South Kingsville VIC 3015	\$525,000	07-May-21
3/80 Saltley Street South Kingsville VIC 3015	\$512,500	31-Mar-21
2/215 Francis Street Yarraville VIC 3013	\$560,000	01-Apr-21

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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4/19 Saltley Street South Kingsville VIC 3015

Sold Price

^{RS}

\$525,000

Sold Date

07-May-21

2

1

1

Distance

0.45km



3/80 Saltley Street South Kingsville VIC 3015

Sold Price

^{RS}

\$512,500

Sold Date

31-Mar-21

2

1

1

Distance

0.75km



2/215 Francis Street Yarraville VIC 3013

Sold Price

^{RS}

\$560,000

Sold Date

01-Apr-21

2

1

1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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