

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 91 A Stephenson Stephenson street 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 \$ 799,000 & \$ 839,000

Median sale price

Median price \$ 607,000 Property type Townhouse Suburb South Kingsville Vic 3015

Period - From May 2021 to Oct 2021 Source Domain.com.au

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 2/3 Saltley street Southkingsville Vic 3015	\$ 850,000	08/08/2021
2 3 Brunel street South Ki8ngsville Vic 3015	\$ 843,000	01/10/2021
3 2/39 New street South Klngsvill Vic 3015	\$ 820,000	12/03/2021

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: 11 Oct 2021