

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

3/40 Greene 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Apr 2020

to

31 Mar 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

2/39 New Street South Kingsville VIC 3015	\$820,000	26-Mar-21
2A Elizabeth Street Newport VIC 3015	\$806,000	12-Feb-21
1/227 Woods Street Newport VIC 3015	\$850,000	27-Mar-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.~~

This Statement of Information was prepared on: 08 April 2021



2/39 New Street South Kingsville VIC 3015

3 2 2

Sold Price

^{RS} **\$820,000**

Sold Date

26-Mar-21

Distance

0.31km



2A Elizabeth Street Newport VIC 3015

3 1 1

Sold Price

\$806,000

Sold Date

12-Feb-21

Distance

1.42km



1/227 Woods Street Newport VIC 3015

3 2 2

Sold Price

^{RS} **\$850,000**

Sold Date

27-Mar-21

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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