

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

2/79 Vernon Street, South Kingsville Vic 3015

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$912,500

Property Type

Unit

Suburb

South Kingsville

Period - From

14/04/2022

to

13/04/2023

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	5/79 Kernot St SOUTH KINGSVILLE 3015	\$476,000	22/11/2022
2	5/185 Francis St YARRAVILLE 3013	\$460,000	09/02/2023
3	1/36 Robert St SPOTSWOOD 3015	\$412,000	20/12/2022

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:

14/04/2023 10:51



2
 1
 1

Rooms: 3
Property Type: Unit
Land Size: 82 sqm approx
 Agent Comments

Indicative Selling Price
 \$450,000

Median Unit Price
 14/04/2022 - 13/04/2023: \$912,500

Comparable Properties



5/79 Kernot St SOUTH KINGSVILLE 3015 (REI) Agent Comments

2
 1
 1

Price: \$476,000
Method: Private Sale
Date: 22/11/2022
Property Type: Unit



5/185 Francis St YARRAVILLE 3013 (REI)

Agent Comments

2
 1
 2

Price: \$460,000
Method: Sold Before Auction
Date: 09/02/2023
Property Type: Apartment



1/36 Robert St SPOTSWOOD 3015 (REI)

Agent Comments

1
 1
 1

Price: \$412,000
Method: Private Sale
Date: 20/12/2022
Property Type: Apartment