

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/48 Kernot Street, South Kingsville

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

\$880,000

\$950,000

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$783,000

*Unit

*House

☒

Suburb

SOUTH KINGSVILLE

Period - From

01 Aug 2020

to

31 July 2021

Source

CORELOGIC

Comparable property sales

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- 48A Kernot Street, South Kingsville	\$955,000	1/5/2021
2- 46A Angus Avenue, Altona North	\$889,000	29/5/21
3- 22 Vernier Street, Spotswood	\$930,000	3/7/21