Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| 1b Saltley Street, South Kingsville Vic 3015 |
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| |

Indicative selling price

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

Single price \$620,000

Median sale price

| Median price \$639,00 | 00 Pro | perty Type | Unit | | Suburb | South Kingsville |
|-----------------------|--------|------------|------|--------|--------|------------------|
| Period - From 01/10/2 | 018 to | 30/09/2019 | | 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

| 1 | 4/88 Blackshaws Rd SOUTH KINGSVILLE 3015 | \$643,000 | 15/06/2019 |
|---|--|-----------|------------|
| 2 | 4/192 Francis St YARRAVILLE 3013 | \$640,000 | 23/05/2019 |
| 3 | 3/88 Blackshaws Rd SOUTH KINGSVILLE 3015 | \$625,000 | 27/04/2019 |

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: | 23/10/2019 14:19 |
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Date of sale

hockingstuart





Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$620,000 **Median Unit Price** Year ending September 2019: \$639,000

Comparable Properties



4/88 Blackshaws Rd SOUTH KINGSVILLE 3015 Agent Comments

(REI/VG)



Price: \$643,000 Method: Auction Sale Date: 15/06/2019

Property Type: Townhouse (Res)



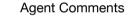
4/192 Francis St YARRAVILLE 3013 (REI)





Price: \$640.000 Method: Private Sale Date: 23/05/2019

Property Type: Townhouse (Single)





3/88 Blackshaws Rd SOUTH KINGSVILLE 3015 Agent Comments

(REI/VG)





Price: \$625,000 Method: Auction Sale Date: 27/04/2019

Property Type: Townhouse (Res)

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