

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

4/2A TRUMAN 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

\$685,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/4 TRUMAN STREET SOUTH KINGSVILLE VIC 3015	\$685,000	27-Oct-23
3/16 VERNON STREET SOUTH KINGSVILLE VIC 3015	\$685,000	25-Nov-23
49 NEW STREET SOUTH KINGSVILLE VIC 3015	\$710,000	02-Dec-23

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: 30 July 2024

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**2/4 TRUMAN STREET SOUTH
KINGSVILLE VIC 3015**

2 1 -

Sold Price **\$685,000** Sold Date **27-Oct-23**

Distance **0.04km**



**3/16 VERNON STREET SOUTH
KINGSVILLE VIC 3015**

2 1 2

Sold Price Sold Date **25-Nov-23**

Distance **0.36km**



**49 NEW STREET SOUTH
KINGSVILLE VIC 3015**

2 1 2

Sold Price **\$710,000** Sold Date **02-Dec-23**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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