

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

1/40 WATT 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 May 2022

to

30 Apr 2023

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

5/79 KERNOT STREET SOUTH KINGSVILLE VIC 3015

\$476,000

21-Nov-22

3/5 SALTLEY STREET SOUTH KINGSVILLE VIC 3015

\$474,000

01-Feb-22

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: 29 May 2023



**5/79 KERNOT STREET SOUTH
KINGSVILLE VIC 3015**

1 1 1

Sold Price

\$476,000

Sold Date

21-Nov-22

Distance

0.27km



**3/5 SALTLEY STREET SOUTH
KINGSVILLE VIC 3015**

2 1 1

Sold Price

\$474,000

Sold Date

01-Feb-22

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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