

## 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

3/69 Saltley Street South Kingsville VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$610,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Mar 2019

to

29 Feb 2020

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

4/88 Blackshaws Road South Kingsville VIC 3015	\$643,000	15-Jun-19
1/88 Blackshaws Road South Kingsville VIC 3015	\$635,000	30-Mar-19
3/88 Blackshaws Road South Kingsville VIC 3015	\$625,000	27-Apr-19

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: 26 March 2020



**4/88 Blackshaws Road South  
 Kingsville VIC 3015**

 2  1  1

Sold Price **\$643,000** Sold Date **15-Jun-19**

Distance **0.75km**



**1/88 Blackshaws Road South  
 Kingsville VIC 3015**

 2  1  1

Sold Price **\$635,000** Sold Date **30-Mar-19**

Distance **0.76km**



**3/88 Blackshaws Road South  
 Kingsville VIC 3015**

 2  1  1

Sold Price **\$625,000** Sold Date **27-Apr-19**

Distance **0.76km**

RS = Recent sale      UN = Undisclosed Sale

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