

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

2/9 Saltley 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,500

Property type

Unit

Suburb

South Kingsville

Period-from

01 Oct 2018

to

30 Sep 2019

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

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 4/88 Blackshaws Road South Kingsville VIC 3015 | \$643,000 | 15-Jun-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: 28 October 2019

Nathan Smith

M 0400 843 331

E nathans@williamstown.rh.com.au



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

 2  1  1

Sold Price

\$643,000

Sold Date

15-Jun-19

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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