

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

2/46 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

or range
between

\$850,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Aug 2023

to

31 Jul 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

1/55 PAXTON STREET SOUTH KINGSVILLE VIC 3015	\$900,000	25-Jun-24
1/30 VERNON STREET SOUTH KINGSVILLE VIC 3015	\$890,000	07-Mar-24
193 BLACKSHAW ROAD NEWPORT VIC 3015	\$885,000	16-May-24

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: 14 August 2024

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**1/55 PAXTON STREET SOUTH
KINGSVILLE VIC 3015**

 3  2  1

Sold Price

^{RS}

\$900,000

Sold Date

25-Jun-24

Distance

0.23km



**1/30 VERNON STREET SOUTH
KINGSVILLE VIC 3015**

 3  2  2

Sold Price

\$890,000

Sold Date

07-Mar-24

Distance

0.35km



**193 BLACKSHAW'S ROAD
NEWPORT VIC 3015**

 2  2  2

Sold Price

\$885,000

Sold Date

16-May-24

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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