

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

1/43 NEW 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

\$695,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,950

Property type

Unit

Suburb

South Kingsville

Period-from

01 Oct 2023

to

30 Sep 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

2/178 BLACKSHAW ROAD SOUTH KINGSVILLE VIC 3015	\$715,000	09-Oct-24
2/45 PAXTON STREET SOUTH KINGSVILLE VIC 3015	\$741,000	17-Jul-24
89 NEW STREET SOUTH KINGSVILLE VIC 3015	\$743,000	23-Feb-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: 28 October 2024



2/178 BLACKSHAWS ROAD SOUTH Sold Price
KINGSVILLE VIC 3015

 3  2  1

^{RS} **\$715,000** Sold Date **09-Oct-24**

Distance **0.41km**



2/45 PAXTON STREET SOUTH Sold Price
KINGSVILLE VIC 3015

 2  2  1

Sold Price **\$741,000** Sold Date **17-Jul-24**

Distance **0.28km**



89 NEW STREET SOUTH Sold Price
KINGSVILLE VIC 3015

 3  1  2

Sold Price **\$743,000** Sold Date **23-Feb-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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