

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

1/45 PAXTON 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

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Apr 2023

to

31 Mar 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

7 BRUNEL STREET SOUTH KINGSVILLE VIC 3015	\$875,000	12-Mar-24
2/75 VERNON STREET SOUTH KINGSVILLE VIC 3015	\$880,000	24-Nov-23
3/95 STEPHENSON STREET SOUTH KINGSVILLE VIC 3015	\$845,000	27-Oct-23

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: 15 April 2024



7 BRUNEL STREET SOUTH KINGSVILLE VIC 3015

3 2 1

Sold Price ^{RS} **\$875,000** Sold Date **12-Mar-24**

Distance **0.08km**



2/75 VERNON STREET SOUTH KINGSVILLE VIC 3015

3 2 1

Sold Price **\$880,000** Sold Date **24-Nov-23**

Distance **0.41km**



3/95 STEPHENSON STREET SOUTH KINGSVILLE VIC 3015

3 2 1

Sold Price **\$845,000** Sold Date **27-Oct-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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