

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

\$895,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Jun 2023

to

31 May 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

2/176 WOODS STREET NEWPORT VIC 3015	\$902,000	20-Apr-24
1/104 JOHNSTON STREET NEWPORT VIC 3015	\$976,000	04-Jun-24
2/1 BASIL STREET NEWPORT VIC 3015	\$930,000	24-Apr-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.

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2/176 WOODS STREET NEWPORT VIC 3015

 3  2  1

Sold Price

\$902,000

Sold Date **20-Apr-24**

Distance **1.68km**



1/104 JOHNSTON STREET NEWPORT VIC 3015

 3  2  2

Sold Price

^{RS} **\$976,000**

Sold Date **04-Jun-24**

Distance **1.1km**



2/1 BASIL STREET NEWPORT VIC 3015

 3  2  1

Sold Price

\$930,000

Sold Date **24-Apr-24**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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