

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 2/83 Kernot Street, South Kingsville Vic 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$850,000

Median sale price

Median price \$810,000 Property Type Unit Suburb South Kingsville

Period - From 10/10/2022 to 09/10/2023 Source REIV

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 six 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	3/145 Blackshaws Rd NEWPORT 3015	\$830,000	17/08/2023
2	3 Fittis St NEWPORT 3015	\$820,000	25/05/2023
3	3/46 Saltley St SOUTH KINGSVILLE 3015	\$795,000	01/06/2023

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 six months.~~

This Statement of Information was prepared on: 10/10/2023 10:48



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
10/10/2022 - 09/10/2023: \$810,000

Comparable Properties



3/145 Blackshaws Rd NEWPORT 3015 (REI) Agent Comments



Price: \$830,000
Method: Private Sale
Date: 17/08/2023
Property Type: Townhouse (Single)



3 Fittis St NEWPORT 3015 (REI/VG) Agent Comments



Price: \$820,000
Method: Private Sale
Date: 25/05/2023
Property Type: House



3/46 Saltley St SOUTH KINGSVILLE 3015 (REI/VG) Agent Comments



Price: \$795,000
Method: Private Sale
Date: 01/06/2023
Property Type: Townhouse (Single)
Land Size: 177 sqm approx

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