

## 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

3/5 SALTLEY STREET SOUTH KINGSVILLE VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$847,500

Property type

Unit

Suburb

South Kingsville

Period-from

01 Feb 2023

to

31 Jan 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

2/5 SALTLEY STREET SOUTH KINGSVILLE VIC 3015	\$570,000	05-Oct-23
1/10 STEEL STREET SPOTSWOOD VIC 3015	\$655,000	04-Jan-24
3/16 VERNON STREET SOUTH KINGSVILLE VIC 3015	\$685,000	25-Nov-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: 21 February 2024


**2/5 SALTLEY STREET SOUTH  
KINGSVILLE VIC 3015**
 2   
  1   
  1

 Sold Price    **\$570,000**    Sold Date    **05-Oct-23**

 Distance    **0.01km**

**1/10 STEEL STREET SPOTSWOOD  
VIC 3015**
 2   
  1   
  2

 Sold Price    **\$655,000**    Sold Date    **04-Jan-24**

 Distance    **0.3km**

**3/16 VERNON STREET SOUTH  
KINGSVILLE VIC 3015**
 2   
  1   
  2

 Sold Price    <sup>RS</sup> **\$685,000**    Sold Date    **25-Nov-23**

 Distance    **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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