

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

3/95 STEPHENSON 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

South Kingsville

Period-from

01 Oct 2022

to

30 Sep 2023

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

6 KOHRY LANE NEWPORT VIC 3015	\$835,000	20-Oct-22
2/28 MADDOX ROAD NEWPORT VIC 3015	\$850,000	08-Apr-23
3/46 SALTLEY STREET SOUTH KINGSVILLE VIC 3015	\$795,000	24-May-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: 11 October 2023

**6 KOHRY LANE NEWPORT VIC 3015**3  2  2 

Sold Price

\$835,000Sold Date **20-Oct-22**Distance **0.62km****2/28 MADDOX ROAD NEWPORT VIC 3015**3  2  1 

Sold Price

\$850,000Sold Date **08-Apr-23**Distance **1.2km****3/46 SALTLEY STREET SOUTH KINGSVILLE VIC 3015**3  2  2 

Sold Price

\$795,000Sold Date **24-May-23**Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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