

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

22 Greene Street, South Kingsville Vic 3015

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,015,000 Property Type House Suburb South Kingsville

Period - From 01/10/2019 to 30/09/2020 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	14 Hawkhurst St YARRAVILLE 3013	\$950,000	31/07/2020
2	18 Loch St YARRAVILLE 3013	\$942,465	06/08/2020
3	63 Benbow St YARRAVILLE 3013	\$925,000	25/08/2020

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:

04/11/2020 09:40



3 bedrooms, 0 bathrooms, 2 cars

Property Type: House (Res)

Land Size: 428 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

Year ending September 2020: \$1,015,000

Comparable Properties

14 Hawkhurst St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$950,000

Method: Private Sale

Date: 31/07/2020

Rooms: 5

Property Type: House (Res)

Land Size: 450 sqm approx



18 Loch St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 bedrooms, 2 bathrooms, 1 car

Price: \$942,465

Method: Private Sale

Date: 06/08/2020

Property Type: House

Land Size: 294 sqm approx



63 Benbow St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 3 cars

Price: \$925,000

Method: Private Sale

Date: 25/08/2020

Property Type: House

Land Size: 445 sqm approx