

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

7 Tilbury Court Kings Park VIC 3021

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

\$585,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,500

Property type

House

Suburb

Kings Park

Period-from

01 Jul 2020

to

30 Jun 2021

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 Ramage Court Kings Park VIC 3021	\$610,000	29-May-21
12 Cory Court Kings Park VIC 3021	\$605,000	07-Apr-21
193 Gillespie Road Kings Park VIC 3021	\$590,000	22-Apr-21

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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AREASPECIALIST

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6 Ramage Court Kings Park VIC 3021

3 1 2

Sold Price

RS

\$610,000

Sold Date

29-May-21

Distance

0.38km



12 Cory Court Kings Park VIC 3021

3 1 6

Sold Price

\$605,000

Sold Date

07-Apr-21

Distance

1.13km



193 Gillespie Road Kings Park VIC 3021

3 1 1

Sold Price

\$590,000

Sold Date

22-Apr-21

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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