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STATEMENT OF INFORMATION

Prepared on 23 May 2018

LAND Offered for Sale

14 Aldergate Crescent Kings Park VIC 3021

3 1 2

Indicative Selling Price

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

Range between \$430,000 & \$460,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 2 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.



574 Main Road West Kings Park VIC 3021 Sold Price **\$465,000** Sold Date **10-Jan-17**
 3 1 1 Distance **0.4km**



3 Box Court Kings Park VIC 3021 Sold Price **\$465,000** Sold Date **14-Nov-17**
 3 1 2 Distance **0.89km**



16 Winchester Court Kings Park VIC 3021 Sold Price **\$500,000** Sold Date **30-Nov-17**
 3 1 1 Distance **1.17km**

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