

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 Tollhouse Road 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

*House

X

*Unit

Suburb

Kings Park

Period-from

01 Aug 2018

to

31 Jul 2019

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

93 Kings Road Kings Park VIC 3021	\$500,000	20-Jul-19
4 Shepherds Grove Kings Park VIC 3021	\$510,000	16-Jun-19
54 Tarana Crescent Kings Park VIC 3021	\$490,000	18-May-19

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: 19 August 2019

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93 Kings Road Kings Park VIC 3021 Sold Price **\$500,000^{UN}** Sold Date **20-Jul-19**

 3  1  1

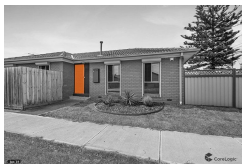
Distance **0.75km**



4 Shepherds Grove Kings Park VIC 3021 Sold Price **\$510,000** Sold Date **16-Jun-19**

 3  1  3

Distance **0.83km**



54 Tarana Crescent Kings Park VIC 3021 Sold Price **\$490,000** Sold Date **18-May-19**

 3  1  8

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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