



YPA St Albans

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## STATEMENT OF INFORMATION

Prepared on 06 Feb 2019

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

1 Tallerk Court Kings Park VIC 3021

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$415,000 & \$445,000

### Median Sale Price

\$558,000 Houses in Kings park between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

### 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.



**14 Aldergate Crescent Kings Park VIC 3021**

3 1 2

Sold Price

**\$423,000**

Sold Date

**15-Sep-18**

Distance

**0.5km**



**7 Yale Walk Kings Park VIC 3021**

3 1 1

Sold Price

**\$420,000**

Sold Date

**30-Jan-19**

Distance

**0.52km**



**9 Bluestone Walk Delahey VIC 3037**

3 1 1

Sold Price

**\$465,000**

Sold Date

**25-Oct-18**

Distance

**1.78km**

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