

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

1a Cheleon Way, Kings Park Vic 3021

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$482,000

House

X

Unit

Suburb Kings Park

Period - From 01/07/2016

to

30/06/2017

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	1/9 Bretton Ct ST ALBANS 3021	\$480,000	26/05/2017
2	4/13 Butler St ST ALBANS 3021	\$460,000	02/07/2017
3	1/8 McRae Av ST ALBANS 3021	\$420,000	07/07/2017

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.~~

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Rooms:
Property Type: House (Res)
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median House Price
Year ending June 2017: \$482,000

Comparable Properties

1/9 Bretton Ct ST ALBANS 3021 (REI/VG)

Agent Comments

 3  1  1

Price: \$480,000
Method: Private Sale
Date: 26/05/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx



4/13 Butler St ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$460,000
Method: Sale
Date: 02/07/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/8 McRae Av ST ALBANS 3021 (REI/VG)

Agent Comments

 3  1  1

Price: \$420,000
Method: Private Sale
Date: 07/07/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx