



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 01 May 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

12 Opala Court Kings Park VIC 3021

3 1 2

Indicative Selling Price

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

Range between \$520,000 & \$540,000

Median Sale Price

\$548,000 Houses in Kings park between 01 May 2018 - 30 Apr 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.



17 Dover Street Albanvale VIC 3021 Sold Price **\$530,000** Sold Date **28-Jan-19**
 3 1 1 Distance **0.97km**



55 President Road Albanvale VIC 3021 Sold Price **\$520,000** Sold Date **21-Jan-19**
 3 1 4 Distance **1.3km**



13 Tarlee Drive Albanvale VIC 3021 Sold Price **\$540,000** Sold Date **21-Oct-18**
 3 1 4 Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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