

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

17 Siri Court 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Kings Park

Period-from

01 Nov 2020

to

31 Oct 2021

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

22 Balnarring Drive Kings Park VIC 3021	\$625,000	07-Jul-21
3 Magnolia Avenue Kings Park VIC 3021	\$613,000	27-Oct-21
203 Gillespie Road Kings Park VIC 3021	\$635,000	04-Aug-21

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: 25 November 2021



22 Balnarring Drive Kings Park VIC 3021

Sold Price

\$625,000

Sold Date

07-Jul-21

 3  2  3

Distance

1.07km



3 Magnolia Avenue Kings Park VIC 3021

Sold Price

^{RS} **\$613,000**

Sold Date

27-Oct-21

 3  1  1

Distance

1.14km



203 Gillespie Road Kings Park VIC 3021

Sold Price

\$635,000

Sold Date

04-Aug-21

 3  1  3

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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