

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

8 Magnolia Avenue 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kings Park

Period-from

01 Oct 2019

to

30 Sep 2020

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

3 Walnut Court Kings Park VIC 3021	\$545,000	14-Jul-20
38 Beverley Street Kings Park VIC 3021	\$530,000	16-Mar-20
63 Grevillea Road Kings Park VIC 3021	\$530,000	23-Jun-20

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: 07 October 2020



3 Walnut Court Kings Park VIC 3021 Sold Price **\$545,000** Sold Date **14-Jul-20**

 3  1  2

Distance **0.26km**



38 Beverley Street Kings Park VIC 3021 Sold Price **\$530,000** Sold Date **16-Mar-20**

 3  1  2

Distance **0.32km**



63 Grevillea Road Kings Park VIC 3021 Sold Price Sold Date **23-Jun-20**

 3  1  1

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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