

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

2 Yarram 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Kings Park

Period-from

01 Feb 2021

to

31 Jan 2022

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

6 Tollhouse Road Kings Park VIC 3021	\$517,000	01-Dec-21
8 Kinterbury Drive Kings Park VIC 3021	\$500,000	04-Oct-21
2/14 Shepherds Grove Kings Park VIC 3021	\$500,000	24-Sep-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: 18 February 2022



6 Tollhouse Road Kings Park VIC 3021

3 1 2

Sold Price

\$517,000

Sold Date

01-Dec-21

Distance

0.1km



8 Kinterbury Drive Kings Park VIC 3021

6 3 2

Sold Price

\$500,000

Sold Date

04-Oct-21

Distance

0.27km



2/14 Shepherds Grove Kings Park VIC 3021

2 1 1

Sold Price

Sold Date

24-Sep-21

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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