

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

5 Gryphon Walk 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Kings Park

Period-from

01 Sep 2018

to

31 Aug 2019

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

2 Maynard Place Kings Park VIC 3021	\$475,000	12-Jul-19
3 Seville Court Kings Park VIC 3021	\$485,000	09-Aug-19
8 Knights Way Kings Park VIC 3021	\$480,000	03-Jun-19

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: 13 September 2019

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2 Maynard Place Kings Park VIC 3021

 3
  2
  2

Sold Price **\$475,000** Sold Date **12-Jul-19**

Distance **0.47km**



3 Seville Court Kings Park VIC 3021

 3
  1
  2

Sold Price ^{RS} **\$485,000** Sold Date **09-Aug-19**

Distance **1.01km**



8 Knights Way Kings Park VIC 3021

 3
  1
  2

Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **03-Jun-19**

Distance **1.02km**

RS = Recent sale **UN** = Undisclosed Sale

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