

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

4 NARIEL ROAD 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

\$590,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,500

Property type

House

Suburb

Kings Park

Period-from

01 Jun 2022

to

31 May 2023

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

73 BRAESWOOD ROAD KINGS PARK VIC 3021	\$615,000	27-Mar-23
9 BALMORAL CLOSE KINGS PARK VIC 3021	\$600,000	01-May-23

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: 15 June 2023

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**73 BRAESWOOD ROAD KINGS
PARK VIC 3021**

 3
  1
  2

Sold Price **\$615,000** Sold Date **27-Mar-23**

Distance **1.13km**



**9 BALMORAL CLOSE KINGS PARK
VIC 3021**

 3
  1
  2

Sold Price **\$600,000** Sold Date **01-May-23**

Distance **1.18km**

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

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