

## 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

1 Tallerk Court Kings Park VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$508,500

Property type

House

Suburb

Kings Park

Period-from

01 Nov 2018

to

31 Oct 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

7 Galena Crescent Kings Park VIC 3021	\$480,000	05-Aug-19
3 Box Court Kings Park VIC 3021	\$490,000	07-Aug-19
14 Aldergate Crescent Kings Park VIC 3021	\$500,000	07-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: 21 November 2019



**7 Galena Crescent Kings Park VIC 3021**

 3  1  2

Sold Price

**\$480,000**

Sold Date **05-Aug-19**

Distance **1.37km**



**3 Box Court Kings Park VIC 3021**

 3  1  2

Sold Price

**\$490,000**

Sold Date **07-Aug-19**

Distance **1.32km**



**14 Aldergate Crescent Kings Park VIC 3021**

 3  1  1

Sold Price

**\$500,000**

Sold Date **07-Jun-19**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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