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

20 Baguley Crescent 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	\$600,000	&	\$620,000
Median sale price (*Delete house or unit as applicable)				

Median Price	\$517,500	Prope	erty type		House	Suburb	Kings Park
Period-from	01 Jun 2019	to	31 May 2	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		
171 Gillespie Road Kings Park VIC 3021	\$568,000	07-Apr-20		
12 Jester Court Kings Park VIC 3021	\$580,000	19-Jan-20		
60 Kingdom Avenue Kings Park VIC 3021	\$580,000	24-Feb-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: 30 June 2020

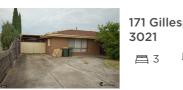


consumer.vic.gov.au



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171 Gille 3021	espie Ro	ad Kings Park VIC	Sold Price	\$568,000	Sold Date	07-Apr-20
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12 Jester Court Kings Park VIC 3021 Sold Price
\$580,000 Sold Date
19-Jan-20

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60 Kingdom Avenue Kings Park VIC Sold Price 3021				Sold Date	24-Feb-20
昌 3	2	_ල 2		Distance	0.55km

RS = Recent sale UN = Undisclosed Sale

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