

## 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

16 Cheleon Way 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

\$680,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Kings Park

Period-from

01 Mar 2021

to

28 Feb 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

12 Fairmont Street Kings Park VIC 3021	\$680,000	24-Jan-22
8 Corunna Avenue St Albans VIC 3021	\$680,000	06-Oct-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: 07 March 2022



**12 Fairmont Street Kings Park VIC 3021**

Sold Price

**\$680,000**

Sold Date

**24-Jan-22**

 -  1  1

Distance

**0.88km**



**8 Corunna Avenue St Albans VIC 3021**

Sold Price

Sold Date

**06-Oct-21**

 3  2  2

Distance

**1.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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