

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

6 Tollhouse 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Kings Park

Period-from

01 Nov 2020

to

31 Oct 2021

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

6 Ramage Court Kings Park VIC 3021	\$610,000	29-May-21
10 Walnut Court Kings Park VIC 3021	\$555,000	03-Jun-21
1 Aldergate Crescent Kings Park VIC 3021	\$540,000	18-May-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: 12 November 2021



6 Ramage Court Kings Park VIC 3021

3 1 2

Sold Price **\$610,000** Sold Date **29-May-21**

Distance **0.38km**



10 Walnut Court Kings Park VIC 3021

3 1 1

Sold Price **\$555,000** Sold Date **03-Jun-21**

Distance **0.45km**



1 Aldergate Crescent Kings Park VIC 3021

3 1 1

Sold Price **\$540,000** Sold Date **18-May-21**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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