Statement of Information Single residential property located in the Melbourne metropolitan area

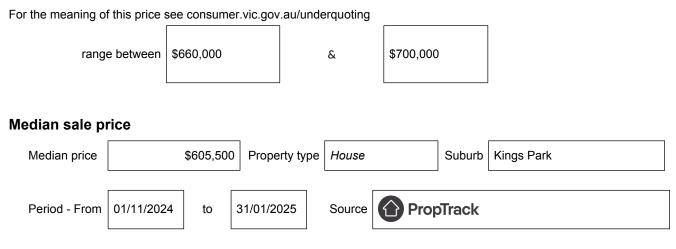
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

48 Kingdom Avenue, Kings Park, Vic 3021

Indicative selling price



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 six 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
22 Baguley Crescent, Kings Park, VIC 3021	\$690,000	23/11/2024
10 Falcon Walk, Kings Park, VIC 3021	\$680,000	27/08/2024
20 Kalyna Court, Delahey, VIC 3037	\$670,000	29/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 04/02/2025

