

## 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

12 Jester 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

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

5 Gryphon Walk Kings Park VIC 3021	\$550,000	12-Oct-19
47 Kings Road Kings Park VIC 3021	\$555,000	02-Sep-19
87 Kingdom Avenue Kings Park VIC 3021	\$575,000	17-Jul-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: 18 November 2019

	<b>5 Gryphon Walk Kings Park VIC 3021</b>	<b>Sold Price</b>	<b>\$550,000</b>	<b>Sold Date</b>	<b>12-Oct-19</b>
	 4  2  1			<b>Distance</b>	<b>0.65km</b>
	<b>47 Kings Road Kings Park VIC 3021</b>	<b>Sold Price</b>	<b>\$555,000</b>	<b>Sold Date</b>	<b>02-Sep-19</b>
	 4  2  -			<b>Distance</b>	<b>1.4km</b>
	<b>87 Kingdom Avenue Kings Park VIC 3021</b>	<b>Sold Price</b>	<b>\$575,000</b>	<b>Sold Date</b>	<b>17-Jul-19</b>
	 3  2  2			<b>Distance</b>	<b>0.27km</b>

RS = Recent sale      UN = Undisclosed Sale

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