

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

45 Grevillea Road, Kings Park Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000

&

\$620,000

Median sale price

Median price \$561,000

House

X

Unit

Suburb Kings Park

Period - From 01/07/2017

to

30/09/2017

Source REIV

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
1	53 Wilmot Dr DELAHEY 3037	\$600,000	25/08/2017
2	3 Baron Ct KINGS PARK 3021	\$585,000	29/09/2017
3	1 Fernhill Ct ALBANVALE 3021	\$560,000	11/11/2017

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 six months.~~



Rooms:
Property Type: House (Res)
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
 \$570,000 - \$620,000
Median House Price
 September quarter 2017: \$561,000

Comparable Properties



53 Wilmot Dr DELAHEY 3037 (REI)

Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 25/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 668 sqm approx

3 Baron Ct KINGS PARK 3021 (REI)

Agent Comments



Price: \$585,000
Method: Sold Before Auction
Date: 29/09/2017
Rooms: -
Property Type: House



1 Fernhill Ct ALBANVALE 3021 (REI)

Agent Comments



Price: \$560,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 7
Property Type: House (Res)
Land Size: 550 sqm approx