

#### 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	45 Grevillea Road, Kings Park Vic 3021
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$570,000	&	\$620,000
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#### Median sale price

Median price	\$561,000	Hou	se 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

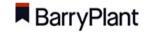
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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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)





Price: \$600,000

Method: Sold Before Auction

Date: 25/08/2017

Property Type: House (Res) Land Size: 668 sqm approx

**Agent Comments** 

3 Baron Ct KINGS PARK 3021 (REI)





Price: \$585,000

Method: Sold Before Auction

Date: 29/09/2017

Rooms: -

Property Type: House

Agent Comments









Price: \$560,000 Method: Auction Sale Date: 11/11/2017 Rooms: 7

Property Type: House (Res) Land Size: 550 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228





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