

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

4 PINE COURT 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Kings Park

Period-from

01 Jun 2022

to

31 May 2023

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

3 DARGO PLACE TAYLORS HILL VIC 3037	\$780,000	25-Feb-23
25 ELIZABETH STREET ST ALBANS VIC 3021	\$780,000	28-Feb-23
1/25 ELIZABETH STREET ST ALBANS VIC 3021	\$780,000	28-Feb-23

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: 16 June 2023



3 DARGO PLACE TAYLORS HILL VIC 3037

 4
  2
  2

Sold Price

\$780,000

Sold Date

25-Feb-23

Distance

1.71km


25 ELIZABETH STREET ST ALBANS VIC 3021

 3
  1
  -

Sold Price

Sold Date

28-Feb-23

Distance

1.8km


1/25 ELIZABETH STREET ST ALBANS VIC 3021

 3
  1
  1

Sold Price

^{RS} **\$780,000**

Sold Date

28-Feb-23

Distance

1.8km
RS = Recent sale

UN = Undisclosed Sale

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