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STATEMENT OF INFORMATION

Prepared on 09 Feb 2018

HOUSE Offered for Sale

20 Unicorn Way Kings Park VIC 3021

3 2 2

Indicative Selling Price

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

Range between \$500,000 & \$550,000

Median Sale Price

\$507,500 Houses in Kings park between Feb 2017 - Jan 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



28 Unicorn Way Kings Park VIC 3021

4 1 2

Sold Price **\$535,000** Sold Date **31-Jan-18**

Distance **0.14km**



8 Tarana Crescent Kings Park VIC 3021

3 2 4

Sold Price **\$495,000** Sold Date **06-Sep-17**

Distance **1.33km**



25 Gum Road Kings Park VIC 3021

3 2 4

Sold Price **\$593,000** Sold Date **02-Sep-17**

Distance **1.32km**

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