

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

1 Tullus 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Kings Park

Period-from

01 Jan 2020

to

31 Dec 2020

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

2 Kurung Drive Kings Park VIC 3021	\$590,000	24-Jul-19
12 Jester Court Kings Park VIC 3021	\$580,000	19-Jan-20
11 Crown Court Kings Park VIC 3021	\$600,000	14-Dec-20

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: 19 January 2021



2 Kurung Drive Kings Park VIC 3021 Sold Price **\$590,000** Sold Date **24-Jul-19**

 4  2  2

Distance **0.58km**



12 Jester Court Kings Park VIC 3021 Sold Price **\$580,000** Sold Date **19-Jan-20**

 4  2  2

Distance **0.64km**



11 Crown Court Kings Park VIC 3021 Sold Price ^{RS} **\$600,000** Sold Date **14-Dec-20**

 3  2  3

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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