

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 562 Main Road West Kings Park

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House ☒ \*Unit ☐ Suburb   
Period - From   Source

### 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. 14 Maynard Place Kings Park	\$520,000	Dec 2017
2. 15 Chetwyn Drive Kings Park	\$550,000	Dec 2017
3. 4 Baguley Crescent Kings Park	\$548,000	Apr 2018

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).