

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

8 Tilbury 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

House

Suburb

Kings Park

Period-from

01 Sep 2018

to

31 Aug 2019

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 Maynard Place Kings Park VIC 3021	\$475,000	12-Jul-19
54 Tarana Crescent Kings Park VIC 3021	\$490,000	18-May-19
3 Seville Court Kings Park VIC 3021	\$485,000	09-Aug-19

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 September 2019

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2 Maynard Place Kings Park VIC 3021

 3  2  2

Sold Price

\$475,000

Sold Date

12-Jul-19

Distance

0.13km



54 Tarana Crescent Kings Park VIC 3021

 3  1  8

Sold Price

\$490,000

Sold Date

18-May-19

Distance

0.57km



3 Seville Court Kings Park VIC 3021

 3  1  2

Sold Price

^{RS} **\$485,000**

Sold Date

09-Aug-19

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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