

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

40 KINTERBURY DRIVE 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

\$665,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Kings Park

Period-from

01 Jun 2021

to

31 May 2022

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

41 KURUNG DRIVE KINGS PARK VIC 3021	\$665,000	01-Apr-22
15 TRELAUNY PLACE KINGS PARK VIC 3021	\$670,000	20-Jun-22
20 BUNYA DRIVE ALBANVALE VIC 3021	\$660,000	16-Apr-22

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: 27 June 2022



**41 KURUNG DRIVE KINGS PARK
VIC 3021**

 3  1  2

Sold Price

\$665,000

Sold Date

01-Apr-22

Distance

0.74km



**15 TRELAWNY PLACE KINGS PARK
VIC 3021**

 3  1  2

Sold Price

^{RS} **\$670,000**

Sold Date

20-Jun-22

Distance

0.36km



**20 BUNYA DRIVE ALBANVALE VIC
3021**

 3  1  1

Sold Price

\$660,000

Sold Date

16-Apr-22

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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