

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

22 Balnarring 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,500

Property type

House

Suburb

Kings Park

Period-from

01 Jun 2020

to

31 May 2021

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

| | | |
|---|-----------|-----------|
| 1 Cromwell Road Kings Park VIC 3021 | \$578,000 | 28-Mar-21 |
| 12 Aldergate Crescent Kings Park VIC 3021 | \$560,000 | 26-Apr-21 |
| 193 Gillespie Road Kings Park VIC 3021 | \$590,000 | 18-May-21 |

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: 17 June 2021



1 Cromwell Road Kings Park VIC 3021

 3  1  1

Sold Price

\$578,000

Sold Date

28-Mar-21

Distance

0.39km



12 Aldergate Crescent Kings Park VIC 3021

 4  1  1

Sold Price

\$560,000

Sold Date

26-Apr-21

Distance

0.57km



193 Gillespie Road Kings Park VIC 3021

 3  1  1

Sold Price

^{RS} **\$590,000**

Sold Date

18-May-21

Distance

0.59km



4 Joshua Court Kings Park VIC 3021

 3  1  1

Sold Price

\$560,000

Sold Date

25-Mar-21

Distance

0.61km



13 Yarram Court Kings Park VIC 3021

 4  1  1

Sold Price

\$550,000

Sold Date

24-Mar-21

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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