

### 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

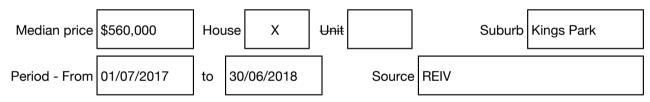
s |14 Trelawny Place, Kings Park Vic 3021 d e

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$560,000	&	\$600,000

#### Median sale price



#### 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	3 Sutherland St ALBANVALE 3021	\$600,000	05/04/2018
2	19 Wintersun Dr ALBANVALE 3021	\$590,000	03/04/2018
3	97 Concord Cirt ALBANVALE 3021	\$585,000	11/05/2018

#### 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.

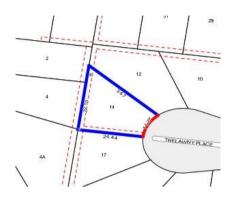
#### Account - Barry Plant

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 14 Trelawny Place, Kings Park Vic 3021







Rooms: Property Type: Land Land Size: 556 sqm approx Agent Comments Indicative Selling Price \$560,000 - \$600,000 Median House Price Year ending June 2018: \$560,000

## **Comparable Properties**

3 Sutherland St ALBANVALE 3021 (REI/VG)	Agent Comments
Price: \$600,000	_
Method: Private Sale Date: 05/04/2018	
<b>Rooms:</b> 5	
Property Type: House (Res)	
Land Size: 550 sqm approx	
19 Wintersun Dr ALBANVALE 3021 (VG)	Agent Comments
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Price: \$590,000	_
Method: Sale	
Date: 03/04/2018	
Rooms: -	
Property Type: House (Res)	
 Land Size: 629 sqm approx	
97 Concord Cirt ALBANVALE 3021 (VG)	Agent Comments
<b>1 - 1</b> 3 <b>1 - 1</b> - <b>1</b>	
Price: \$585,000	
Method: Sale	
Date: 11/05/2018	
Rooms: -	
Property Type: House (Res)	
Land Size: 629 sqm approx	

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