

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

14 Trelawny Place, Kings Park Vic 3021

Indicative selling price

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

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

Median sale price

Median price \$560,000 House X Unit Suburb Kings Park

Period - From 01/07/2017 to 30/06/2018 Source REIV

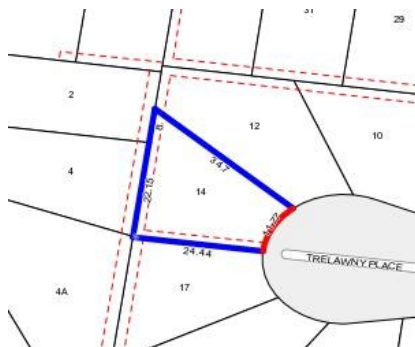
Comparable property sales (*Delete A or B below as applicable)

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.



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
Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx

19 Wintersun Dr ALBANVALE 3021 (VG)

Agent Comments



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



Price: \$585,000
Method: Sale
Date: 11/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 629 sqm approx