

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 8 Box Court Kings Park

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$559,000 or range between &

### Median sale price

(\*Delete house or unit as applicable)

Median price \$507,500 \*House X \*Unit Suburb Kings Park  
Period - From Jan 2017 to Dec 2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### 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. 5 Garry Court Kings Park    | \$540,000 | Aug 2017     |
| 2. 5 Rex Street Kings Park     | \$560,000 | Sep 2017     |
| 3. 4 Mavis Crescent Kings Park | \$575,000 | Oct 2017     |

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).