

STATEMENT OF INFORMATION

4 MAVIS CRESCENT, KINGS PARK, VIC 3021

PREPARED BY KENNY NGUYEN, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 MAVIS CRESCENT, KINGS PARK, VIC

 3  1  1

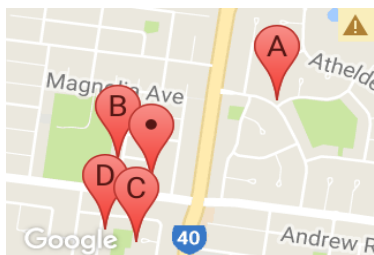
Indicative Selling Price

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

Price Range: \$495,000 to \$540,000

Provided by: Kenny Nguyen, Professionals Caroline Springs

MEDIAN SALE PRICE



KINGS PARK, VIC, 3021

Suburb Median Sale Price (House)

\$495,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



24 CORDELIA GR, ST ALBANS, VIC 3021

 3  1  2

Sale Price

***\$560,000**

Sale Date: 22/06/2017

Distance from Property: 497m



9 SANDRA ST, KINGS PARK, VIC 3021

 3  2  3

Sale Price

\$546,500

Sale Date: 03/06/2017

Distance from Property: 128m



7 IKARA CL, KINGS PARK, VIC 3021

 3  1  5

Sale Price

\$525,000

Sale Date: 15/05/2017

Distance from Property: 232m



This report has been compiled on 13/10/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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12 BALLIN ST, KINGS PARK, VIC 3021

 3  1  4

Sale Price

\$535,000

Sale Date: 20/04/2017

Distance from Property: 237m



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

4 MAVIS CRESCENT, KINGS PARK, VIC 3021

Indicative selling price

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

Price Range:

\$495,000 to \$540,000

Median sale price

Median price

\$495,000

House

X

Unit


Suburb

KINGS PARK

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
24 CORDELIA GR, ST ALBANS, VIC 3021	*\$560,000	22/06/2017
9 SANDRA ST, KINGS PARK, VIC 3021	\$546,500	03/06/2017
7 IKARA CL, KINGS PARK, VIC 3021	\$525,000	15/05/2017
12 BALLIN ST, KINGS PARK, VIC 3021	\$535,000	20/04/2017