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## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

5 Baguley Crescent Kings Park VIC 3021

3 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median Sale Price

\$480,000 Houses in Kings park between Oct 2016 - Sep 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**5 Sword Walk Kings Park VIC 3021** Sold Price **\$595,000** Sold Date **06-Jul-17**  
 4 2 2 Distance **0.63km**



**59 Kings Road Kings Park VIC 3021** Sold Price **\$510,000** Sold Date **22-Jun-17**  
 3 2 2 Distance **0.94km**



**9 Sandra Street Kings Park VIC 3021** Sold Price **\$546,500** Sold Date **03-Jun-17**  
 3 2 1 Distance **0.81km**

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