

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

5 Baron Court Kings Park VIC 3021

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Kings Park

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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 Aldergate Crescent Kings Park VIC 3021 | \$540,000 | 18-May-21 |
| 1 Lancelot Court Kings Park VIC 3021 | \$530,000 | 14-Jun-21 |
| 38 Braeswood Road Kings Park VIC 3021 | \$519,000 | 20-Mar-21 |

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 6 months.~~

This Statement of Information was prepared on: 28 July 2021



1 Aldergate Crescent Kings Park VIC 3021

 3  1  1

Sold Price

^{RS} **\$540,000**

Sold Date

18-May-21

Distance

0.68km



1 Lancelot Court Kings Park VIC 3021

 3  1  1

Sold Price

^{RS} **\$530,000**

Sold Date

14-Jun-21

Distance

1.22km



38 Braeswood Road Kings Park VIC 3021

 3  1  -

Sold Price

\$519,000

Sold Date

20-Mar-21

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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