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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

25 Magnolia Avenue Kings Park VIC 3021

3 2 1

Indicative Selling Price

For the meaning of this price see 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.



59 Kings Road Kings Park VIC 3021 Sold Price **\$510,000** Sold Date **22-Jun-17**
 3 2 2 Distance **0.53km**



9 Sandra Street Kings Park VIC 3021 Sold Price **\$546,500** Sold Date **03-Jun-17**
 3 2 1 Distance **0.23km**



5 Sword Walk Kings Park VIC 3021 Sold Price **\$595,000** Sold Date **06-Jul-17**
 4 2 2 Distance **1.18km**

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