

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

1 Lancelot 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,500

Property type

House

Suburb

Kings Park

Period-from

01 May 2020

to

30 Apr 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

26 Unicorn Way Kings Park VIC 3021	\$553,000	05-Nov-20
38 Braeswood Road Kings Park VIC 3021	\$519,000	20-Mar-21
2 Sandlewood Court Kings Park VIC 3021	\$520,000	24-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 May 2021

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26 Unicorn Way Kings Park VIC 3021

Sold Price

\$553,000

Sold Date 05-Nov-20

3 2 3

Distance 0.12km



38 Braeswood Road Kings Park VIC 3021

Sold Price

\$519,000

Sold Date 20-Mar-21

3 1 -

Distance 0.47km



2 Sandlewood Court Kings Park VIC 3021

Sold Price

\$520,000

Sold Date 24-Mar-21

3 1 4

Distance 0.68km



1 Aldergate Crescent Kings Park VIC 3021

Sold Price

^{RS} \$540,000

Sold Date 18-May-21

3 1 1

Distance 1.09km

RS = Recent sale

UN = Undisclosed Sale

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