

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

9 MAPLEWOOD ROAD 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

\$595,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Kings Park

Period-from

01 Sep 2023

to

31 Aug 2024

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

8 CHELEON WAY KINGS PARK VIC 3021	\$600,000	17-Apr-24
3 MICA COURT KINGS PARK VIC 3021	\$608,000	04-Sep-24
17 TREMAINE AVENUE KINGS PARK VIC 3021	\$612,500	20-Jul-24

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: 30 September 2024



8 CHELEON WAY KINGS PARK VIC 3021

 3
  2
  2

Sold Price

\$600,000

Sold Date

17-Apr-24

Distance

0.5km



3 MICA COURT KINGS PARK VIC 3021

 3
  1
  -

Sold Price

^{RS} **\$608,000**

Sold Date

04-Sep-24

Distance

0.35km



17 TREMAINE AVENUE KINGS PARK VIC 3021

 3
  2
  6

Sold Price

\$612,500

Sold Date

20-Jul-24

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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