

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 16 Camelia Street 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 \$510,000 & \$560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$500,000 *House X *Unit Suburb Kings Park

Period - From 01/01/2017 to 31/03/2017 Source REIV propertydata.com.au

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 six 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
10 Centenary Court Kings Park 3021	\$555,000	18/03/2017
11 Charlbury Grove St Albans 3021	\$550,000	15/04/2017
7 Valencia Court Kings Park 3021	\$530,000	16/03/2017

Property data source: REIV propertydata.com.au.

Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)



Kings Park 10 Centenary Court**4 BED 2 BATH 4 CAR 6 ROOMS**

METHOD Sold Before Auction
TYPE House
LAND 540m2



St Albans 11 Charlbury Grove**4 BED 1 BATH 3 CAR 6 ROOMS**

METHOD Sold Before Auction
TYPE House
LAND 538m2



Kings Park 7 Valencia Court**4 BED 2 BATH 2 CAR 6 ROOMS**

METHOD Private Sale
TYPE House
LAND 546m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au).