

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

4 FALCON WALK 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Kings Park

Period-from

01 Mar 2022

to

28 Feb 2023

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

16 ANDREW ROAD ST ALBANS VIC 3021	\$670,000	16-Dec-22
6 DRAGON WAY KINGS PARK VIC 3021	\$670,000	12-Sep-22
14 POLTAVA WALK DELAHEY VIC 3037	\$665,000	01-Nov-22

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: 02 March 2023



16 ANDREW ROAD ST ALBANS VIC 3021

Sold Price

^{RS}

\$670,000

Sold Date

16-Dec-22



3



2



2

Distance

1.88km



6 DRAGON WAY KINGS PARK VIC 3021

Sold Price

\$670,000

Sold Date

12-Sep-22



4



2



2

Distance

0.78km



14 POLTAVA WALK DELAHEY VIC 3037

Sold Price

\$665,000

Sold Date

01-Nov-22



3



2



2

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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