

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

574 MAIN ROAD WEST 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Kings Park

Period-from

01 Oct 2022

to

30 Sep 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

64 ALDERGATE CRESCENT KINGS PARK VIC 3021	\$575,000	19-Dec-22
17 CROMWELL ROAD KINGS PARK VIC 3021	\$605,000	19-Dec-22
15 LAMBETH STREET KINGS PARK VIC 3021	\$620,000	14-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 October 2023



64 ALDERGATE CRESCENT KINGS PARK VIC 3021

Sold Price

\$575,000

Sold Date

19-Dec-22



4



1



2

Distance

0.04km



17 CROMWELL ROAD KINGS PARK VIC 3021

Sold Price

\$605,000

Sold Date

19-Dec-22



3



1



1

Distance

0.19km



15 LAMBETH STREET KINGS PARK VIC 3021

Sold Price

\$620,000

Sold Date

14-Nov-22



3



1



2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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