

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 MAGNOLIA AVENUE, KINGS PARK, VIC

3 1 1

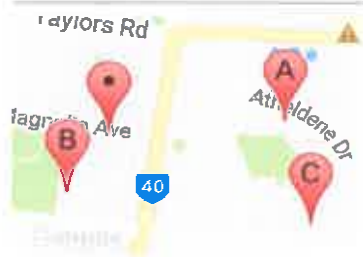
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$540,000 to \$570,000

Provided by: Thanh Tang (Cindy), Sweeney Estate Agents, Sunshine

MEDIAN SALE PRICE



KINGS PARK, VIC, 3021

Suburb Median Sale Price (House)

\$465,000

01 July 2016 to 30 June 2017

Provided by: pricfinder

COMPARABLE PROPERTIES

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.



4 CORDELIA GR, ST ALBANS, VIC 3021

3 1 3

Sale Price

\$542,000

Sale Date: 19/06/2017

Distance from Property: 606m



9 SANDRA ST, KINGS PARK, VIC 3021

3 2 3

Sale Price

\$546,500

Sale Date: 03/06/2017

Distance from Property: 259m



7 LYNDFORD CRT, ST ALBANS, VIC 3021

3 1 1

Sale Price

\$545,000

Sale Date: 24/05/2017

Distance from Property: 774m



This report has been compiled on 12/09/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricfinder.com.au

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