

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

24 Baguley Crescent 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,500

Property type

House

Suburb

Kings Park

Period-from

01 Jul 2020

to

30 Jun 2021

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
25 Allandale Road Kings Park VIC 3021	\$548,000	11-Mar-21
1 Aldergate Crescent Kings Park VIC 3021	\$540,000	18-May-21
1 Lancelot Court Kings Park VIC 3021	\$530,000	14-Jun-21

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: 14 July 2021



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25 Allandale Road Kings Park VIC
3021

3 2 2

Sold Price

\$548,000

Sold Date

11-Mar-21

Distance

0.09km



1 Aldergate Crescent Kings Park
VIC 3021

3 1 1

Sold Price

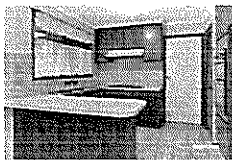
^{RS} \$540,000

Sold Date

18-May-21

Distance

0.5km



1 Lancelot Court Kings Park VIC
3021

3 1 1

Sold Price

^{RS} \$530,000

Sold Date

14-Jun-21

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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