

## 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

23 Rex Street Kings Park VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Kings Park

Period-from

01 Sep 2020

to

31 Aug 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

1 Lancelot Court Kings Park VIC 3021	\$530,000	14-Jun-21
24 Baguley Crescent Kings Park VIC 3021	\$535,000	07-Aug-21
1 Aldergate Crescent Kings Park VIC 3021	\$540,000	18-May-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: 17 September 2021



**1 Lancelot Court Kings Park VIC 3021**

Sold Price **\$530,000** Sold Date **14-Jun-21**

 3  1  1

Distance **0.78km**



**24 Baguley Crescent Kings Park VIC 3021**

Sold Price **\$535,000** Sold Date **07-Aug-21**

 3  1  1

Distance **1.05km**



**1 Aldergate Crescent Kings Park VIC 3021**

Sold Price **\$540,000** Sold Date **18-May-21**

 3  1  1

Distance **1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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