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STATEMENT OF INFORMATION

Prepared on 29 July 2017

House Offered for Sale

3 Magnolia Avenue Kings Park VIC 3021

3 1 1

Indicative Selling Price

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

Range between \$480,000 & \$520,000

Median Sale Price

\$440,000 Houses in Kings Park between Jul 2016 - Jun 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



4 Tollhouse Road Kings Park VIC 3021

3 1 1

Sold Price

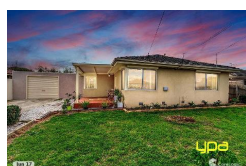
\$485,000

Sold Date

20-May-17

Distance

0.53km



12 Tanglewood Street Kings Park VIC 3021

3 1 1

Sold Price

\$530,000

Sold Date

01-Jul-17

Distance

0.55km



14 Camelia Street Kings Park VIC 3021

3 1 1

Sold Price

\$505,000

Sold Date

15-Mar-17

Distance

0.14km

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