

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

2 WYVERN WALK 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

House

Suburb

Kings Park

Period-from

01 Mar 2021

to

28 Feb 2022

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

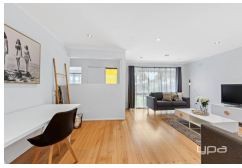
Date of sale

2 STRATTON CLOSE KINGS PARK VIC 3021	\$652,500	05-Oct-21
16 CHELEON WAY KINGS PARK VIC 3021	\$680,000	10-Mar-22
52 ENTALLY DRIVE ALBANVALE VIC 3021	\$661,000	04-Dec-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: 28 March 2022



2 STRATTON CLOSE KINGS PARK VIC 3021

Sold Price

\$652,500

Sold Date

05-Oct-21



3



2



2

Distance

0.23km



16 CHELEON WAY KINGS PARK VIC 3021

Sold Price

^{RS} **\$680,000**

Sold Date

10-Mar-22



3



1



3

Distance

0.45km



52 ENTALLY DRIVE ALBANVALE VIC 3021

Sold Price

\$661,000

Sold Date

04-Dec-21



4



2



2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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