

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

8 Walnut Court 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Kings Park

Period-from

01 Feb 2020

to

31 Jan 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

20 Tarana Crescent Kings Park VIC 3021	\$570,000	12-Jan-21
50 Grevillea Road Kings Park VIC 3021	\$547,500	03-Dec-20
37 Gillespie Road St Albans VIC 3021	\$527,500	17-Nov-20

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: 12 February 2021



20 Tarana Crescent Kings Park VIC 3021

 3  1  2

Sold Price

^{RS} **\$570,000**

Sold Date

12-Jan-21

Distance

0.39km



50 Grevillea Road Kings Park VIC 3021

 3  1  2

Sold Price

\$547,500

Sold Date

03-Dec-20

Distance

0.51km



37 Gillespie Road St Albans VIC 3021

 3  1  2

Sold Price

\$527,500

Sold Date

17-Nov-20

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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