

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

37 GREVILLEA ROAD 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Kings Park

Period-from

01 May 2021

to

30 Apr 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

25 ALAN STREET KINGS PARK VIC 3021	\$621,000	26-Oct-21
10 MAGNOLIA AVENUE KINGS PARK VIC 3021	\$635,000	08-Nov-21
34 BEVERLEY STREET KINGS PARK VIC 3021	\$635,000	07-Mar-22

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: 04 May 2022



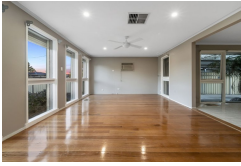
REAL ESTATE

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25 ALAN STREET KINGS PARK VIC 3021

3 1 2

Sold Price

\$621,000

Sold Date

26-Oct-21

Distance

0.19km



10 MAGNOLIA AVENUE KINGS PARK VIC 3021

3 1 2

Sold Price

\$635,000

Sold Date

08-Nov-21

Distance

0.09km



34 BEVERLEY STREET KINGS PARK VIC 3021

3 1 2

Sold Price

^{RS} **\$635,000**

Sold Date

07-Mar-22

Distance

0.36km



59 GREVILLEA ROAD KINGS PARK VIC 3021

3 1 2

Sold Price

^{RS} **\$623,500**

Sold Date

25-Mar-22

Distance

0.29km



63 SHAKESPEARE DRIVE DELAHEY VIC 3037

3 1 2

Sold Price

\$625,000

Sold Date

27-Sep-21

Distance

0.62km



41 KURUNG DRIVE KINGS PARK VIC 3021

3 1 2

Sold Price

^{RS} **\$665,000**

Sold Date

22-Apr-22

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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**58 GILLESPIE ROAD ST ALBANS
VIC 3021**

3 1 2

Sold Price

^{RS}

\$680,000

Sold Date

28-Apr-22

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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