# 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 Magnolia Avenue 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	\$580,000	&	\$600,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$508,500	Prop	erty type		House	Suburb	Kings Park
Period-from	01 Nov 2018	to	31 Oct 2019		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
6 Tanglewood Street Kings Park VIC 3021	\$580,000	16-Apr-19
2 Kurung Drive Kings Park VIC 3021	\$590,000	24-Jul-19
4 Alcott Place Delahey VIC 3037	\$616,800	25-Oct-19

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: 22 November 2019



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Kevin Nam Tran

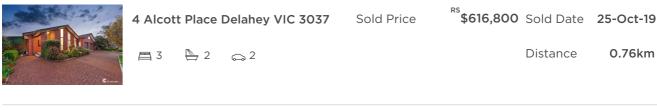
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- M 0403902390
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6 Tanglewood Street Kings Park VIC 3021			Sold Price	\$580,000	Sold Date	16-Apr-19
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2 Kurung Driv	e Kings Park VIC 3021	Sold Price	\$590,000	Sold Date	24-Jul-19
📇 4   🕒 2	⇔ 2			Distance	0.66km





#### RS = Recent sale UN = Undisclosed Sale

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