

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

Property 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



6 Tanglewood Street Kings Park VIC 3021

 4  2  -

Sold Price **\$580,000** Sold Date **16-Apr-19**

Distance **0.24km**



2 Kurung Drive Kings Park VIC 3021

 4  2  2

Sold Price **\$590,000** Sold Date **24-Jul-19**

Distance **0.66km**



4 Alcott Place Delahey VIC 3037

 3  2  2

Sold Price ^{RS} **\$616,800** Sold Date **25-Oct-19**

Distance **0.76km**



5 Masefield Court Delahey VIC 3037

 3  2  1

Sold Price **\$587,500** Sold Date **25-Jan-19**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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