

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

4 FALCON 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

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

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

| | | |
|--|-----------|-----------|
| 16 CHELEON WAY KINGS PARK VIC 3021 | \$680,000 | 07-Mar-22 |
| 13 MAGNOLIA AVENUE KINGS PARK VIC 3021 | \$695,000 | 26-Mar-22 |
| 6 TIMOTHY COURT KINGS PARK VIC 3021 | \$695,000 | 03-Jan-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: 31 May 2022



**16 CHELEON WAY KINGS PARK
VIC 3021**

 3  1  3

Sold Price **\$680,000** Sold Date **07-Mar-22**

Distance **0.45km**



**13 MAGNOLIA AVENUE KINGS
PARK VIC 3021**

 3  1  2

Sold Price **\$695,000** Sold Date **26-Mar-22**

Distance **1.32km**



**6 TIMOTHY COURT KINGS PARK
VIC 3021**

 4  2  4

Sold Price

Sold Date **03-Jan-22**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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