

STATEMENT OF INFORMATION

11 SANDLEWOOD COURT, KINGS PARK, VIC 3021

PREPARED BY MENDO MICEVSKI, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 SANDLEWOOD COURT, KINGS PARK,  3  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$490,000**

Provided by: Mendo Micevski, Professionals Caroline Springs

MEDIAN SALE PRICE



KINGS PARK, VIC, 3021

Suburb Median Sale Price (House)

\$510,000

01 January 2019 to 31 March 2019

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 MEADOWBANK CRT, KINGS PARK, VIC 3021  3  1  1

Sale Price

***\$460,000**

Sale Date: 28/03/2019

Distance from Property: 279m 



105 KINGS RD, KINGS PARK, VIC 3021  3  1  1

Sale Price

\$445,000

Sale Date: 23/11/2018

Distance from Property: 584m 



13 LONGFELLOW DR, DELAHEY, VIC 3037  3  1  8

Sale Price

\$462,000

Sale Date: 04/11/2018

Distance from Property: 406m 

This report has been compiled on 27/05/2019 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 SANDLEWOOD COURT, KINGS PARK, VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$490,000

Median sale price

Median price \$510,000

House

Unit

Suburb KINGS PARK

Period 01 January 2019 to 31 March 2019

Source 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 MEADOWBANK CRT, KINGS PARK, VIC 3021	*\$460,000	28/03/2019
105 KINGS RD, KINGS PARK, VIC 3021	\$445,000	23/11/2018
13 LONGFELLOW DR, DELAHEY, VIC 3037	\$462,000	04/11/2018