

# STATEMENT OF INFORMATION

3 BALLIN STREET, KINGS PARK, VIC 3021

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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](http://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

3 BALLIN STREET, KINGS PARK, VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$530,000 to \$570,000

### Median sale price

Median price

\$559,000

House

Unit

Suburb

KINGS PARK

Period

01 October 2017 to 30 September 2018

Source

 pricfinder

### 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

Address of comparable property	Price	Date of sale
8 BARON CRT, KINGS PARK, VIC 3021	\$560,000	24/09/2018
7 BARON CRT, KINGS PARK, VIC 3021	\$555,000	14/08/2018
6 KINGFISHER CRT, KINGS PARK, VIC 3021	\$548,000	03/08/2018

15 BRAESWOOD RD, KINGS PARK, VIC 3021	\$558,000	26/06/2018
21 TOLLHOUSE RD, KINGS PARK, VIC 3021	\$540,000	22/06/2018
46 TOLLHOUSE RD, KINGS PARK, VIC 3021	\$553,500	14/06/2018
123 GILLESPIE RD, KINGS PARK, VIC 3021	\$555,000	17/05/2018
13 WYVERN WALK, KINGS PARK, VIC 3021	\$560,000	12/04/2018
9 ENGLISH CRT, KINGS PARK, VIC 3021	\$530,000	16/08/2018
16 TANGLEWOOD ST, KINGS PARK, VIC 3021	\$540,000	22/09/2018
22 ALAN ST, KINGS PARK, VIC 3021	\$540,000	06/09/2018
14 TRELAWNY PL, KINGS PARK, VIC 3021	*\$565,000	02/10/2018