



YPA St Albans

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

3 Box Court Kings Park VIC 3021

3 1 4

### Indicative Selling Price

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

Single Price \$565,000

### Median Sale Price

\$560,000 Houses in Kings park between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



<b>15 Braeswood Road Kings Park VIC 3021</b>	Sold Price	<b>\$558,000</b>	Sold Date	<b>26-Jun-18</b>
3  1  4			Distance	<b>0.52km</b>



<b>22 Wellington Street Kings Park VIC 3021</b>	Sold Price	<b>\$605,000</b>	Sold Date	<b>14-Aug-18</b>
3  1  3			Distance	<b>0.65km</b>



<b>46 Tollhouse Road Kings Park VIC 3021</b>	Sold Price	<b>\$553,500</b>	Sold Date	<b>14-Jun-18</b>
3  1  -			Distance	<b>0.66km</b>

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