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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)

Range between \$490,000 & \$530,000













## Median Sale Price

\$555,000 Houses in Kings park between 01 Mar 2018 - 28 Feb 2019

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>8 Magnolia Avenue Kings Park VIC 3021</b>	Sold Price	<b>\$500,000</b>	Sold Date	<b>29-Oct-18</b>
	 3  1  2			Distance	<b>0.04km</b>
	<b>9 Rex Street Kings Park VIC 3021</b>	Sold Price	<b>\$493,300</b>	Sold Date	<b>10-Oct-18</b>
	 3  1  2			Distance	<b>0.11km</b>
	<b>4 Hazelwood Court Kings Park VIC 3021</b>	Sold Price	<b>\$525,000</b>	Sold Date	<b>04-Aug-18</b>
	 3  1  2			Distance	<b>0.25km</b>

RS = Recent sale

UN = Undisclosed Sale

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