



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 15 Oct 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

10 Gryphon Walk Kings Park VIC 3021

3 2 2

Indicative Selling Price

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

Range between \$550,000 & \$560,000

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.



46 Tollhouse Road Kings Park VIC 3021

3 1 -

Sold Price **\$553,500** Sold Date **14-Jun-18**

Distance **0.76km**



15 Braeswood Road Kings Park VIC 3021

3 1 4

Sold Price **\$558,000** Sold Date **26-Jun-18**

Distance **0.96km**



123 Gillespie Road Kings Park VIC 3021

3 2 2

Sold Price **\$555,000** Sold Date **17-May-18**

Distance **1.04km**

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