

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Grevillea Road Kings Park VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$508,500

Property type

House

Suburb

Kings Park

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two 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.

Address of comparable property

Price

Date of sale

3 Box Court Kings Park VIC 3021	\$490,000	07-Aug-19
5 Garry Court Kings Park VIC 3021	\$515,000	31-Jul-19
7 Cromwell Road Kings Park VIC 3021	\$530,000	11-Jun-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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3 Box Court Kings Park VIC 3021

Sold Price

\$490,000

Sold Date

07-Aug-19

 3  1  2

Distance

0.25km



5 Garry Court Kings Park VIC 3021

Sold Price

\$515,000

Sold Date

31-Jul-19

 3  1  4

Distance

0.05km



7 Cromwell Road Kings Park VIC 3021

Sold Price

\$530,000

Sold Date

11-Jun-19

 3  1  1

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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