



YPA St Albans

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

12 Opala Court Kings Park VIC 3021

3 1 2

## Indicative Selling Price

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

Single Price \$579,000

## Median Sale Price

\$560,000 Houses in Kings park between 01 Sep 2017 - 31 Aug 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.



**22 Wellington Street Kings Park VIC 3021**

3 1 3

Sold Price **\$605,000** Sold Date **10-Sep-18**

Distance **0.36km**



**15 Braeswood Road Kings Park VIC 3021**

3 1 4

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

Distance **0.7km**



**13 Wyvern Walk Kings Park VIC 3021**

3 1 2

Sold Price **\$560,000** Sold Date **12-Apr-18**

Distance **1km**

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