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<br>Including suburb and postcode | 3 Meadowbank Court 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 | $540,000 | & | $560,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $537,000 | Property type | House | Suburb | Kings Park |
| Period-from | 01 Feb 2020 | to | 31 Jan 2021 | 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 |
|---|---|---|
| 63 Grevillea Road Kings Park VIC 3021 | $530,000 | 23-Jun-20 |
| 60 Grevillea Road Kings Park VIC 3021 | $560,000 | 24-Oct-20 |
| 9 Magnolia Avenue Kings Park VIC 3021 | $512,000 | 16-Nov-20 |

**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.~~

This Statement of Information was prepared on: 19 February 2021



CONSUMER AFFAIRS VICTORIA