

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2 SHAE COURT, KINGS PARK, VIC 3021

### Indicative selling price

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

Price Range: \$ 550,000 - \$ 600,000

### Median sale price

Median price

\$526,000

House

Unit

Suburb

KINGS PARK

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
6 NARIEL RD, KINGS PARK, VIC 3021	\$596,000	04/11/2017
24 SUTHERLAND ST, ALBANVALE, VIC 3021	\$580,000	16/09/2017
9 JACINTA WAY, KINGS PARK, VIC 3021	\$600,000	12/12/2017