

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/141 Kurung Drive, Kings Park Vic 3021

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$464,500 Property Type Unit Suburb Kings Park

Period - From 12/12/2022 to 11/12/2023 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	2/86 Kurung Dr KINGS PARK 3021	\$430,000	05/06/2023
2	1/139 Kurung Dr KINGS PARK 3021	\$430,000	27/09/2022
3	2/18 Kingdom Av KINGS PARK 3021	\$395,000	19/08/2023

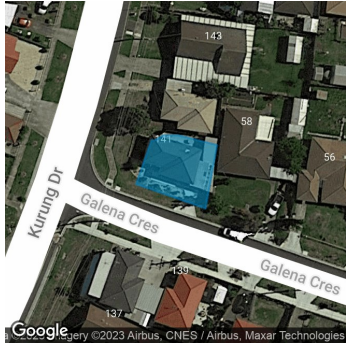
OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

12/12/2023 20:48

1/141 Kurung Drive, Kings Park Vic 3021



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Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
12/12/2022 - 11/12/2023: \$464,500

Comparable Properties



2/86 Kurung Dr KINGS PARK 3021 (REI/VG)

Agent Comments

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Price: \$430,000
Method: Private Sale
Date: 05/06/2023
Rooms: 4
Property Type: Unit
Land Size: 200 sqm approx



1/139 Kurung Dr KINGS PARK 3021 (VG)

Agent Comments

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Price: \$430,000
Method: Sale
Date: 27/09/2022
Property Type: Flat/Unit/Apartment (Res)



2/18 Kingdom Av KINGS PARK 3021 (REI/VG)

Agent Comments

 2  1  1

Price: \$395,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Unit
Land Size: 93 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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