

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

12 CROMWELL 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Kings Park

Period-from

01 Feb 2023

to

31 Jan 2024

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

351 MAIN ROAD WEST ALBANVALE VIC 3021	\$595,000	03-Oct-23
610 MAIN ROAD WEST KINGS PARK VIC 3021	\$600,000	09-Oct-23
67 ENTALLY DRIVE ALBANVALE VIC 3021	\$596,000	21-Sep-23

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: 21 February 2024


**351 MAIN ROAD WEST
ALBANVALE VIC 3021**

3 2 1

Sold Price \$595,000 Sold Date 03-Oct-23
Distance 0.17km

**610 MAIN ROAD WEST KINGS
PARK VIC 3021**

3 2 1

Sold Price \$600,000 Sold Date 09-Oct-23
Distance 0.35km

**67 ENTALLY DRIVE ALBANVALE
VIC 3021**

3 1 2

Sold Price \$596,000 Sold Date 21-Sep-23
Distance 0.57km
RS = Recent sale UN = Undisclosed Sale

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