

Statement of Information

Prepared on 24th February 2024

14 Hazelwood Court
KINGS PARK VIC 3021

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

14 HAZELWOOD 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

\$620,000

&

\$680,000

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

5 BURNS WAY DELAHEY VIC 3037	\$674,000	22-Dec-23
11 WINCHESTER COURT KINGS PARK VIC 3021	\$600,000	25-Oct-23
225 TAYLORS ROAD ST ALBANS VIC 3021	\$620,000	03-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.~~

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5 BURNS WAY DELAHEY VIC 3037

Sold Price

^{RS}

\$674,000

Sold Date

22-Dec-23

3 2 2

Distance

0.55km



11 WINCHESTER COURT KINGS PARK VIC 3021

Sold Price

\$600,000

Sold Date

25-Oct-23

3 2 2

Distance

0.71km



225 TAYLORS ROAD ST ALBANS VIC 3021

Sold Price

\$620,000

Sold Date

03-Sep-23

3 2 2

Distance

1.32km



8 BELGRAVE STREET ALBANVALE VIC 3021

Sold Price

^{RS}

\$636,000

Sold Date

10-Jan-24

3 2 2

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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