

# 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

16 Aldergare Cresc 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) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$\* 630,000

&

\$ 670,000

### Median sale price

Median price

\$ 599,000

Property type

House

Suburb

Kings Park Vic 3021

Period - From

Dec 2023

to

May 2024

Source

Real estate.com

### 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 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
1	18 Cheleon way Kings Park 3021	\$ 655,000	18 April 2024
2.	131 Kings Road Kings Park 3021	\$ 645,000	09 April 2024
3. :	3 Grevillea Road Kings Park 3021	\$ 660,000	17 April 2024

**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 six months.~~

This Statement of Information was prepared on:

22 May 2024