

## 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

3 GREVILLEA ROAD 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

(\*Delete house or unit as applicable)

Median Price

\$599,500

Property type

House

Suburb

Kings Park

Period-from

01 Mar 2023

to

29 Feb 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

8 COBHAM STREET ST ALBANS VIC 3021	\$670,000	17-Feb-24
12 THISTLE COURT DELAHEY VIC 3037	\$665,000	16-Sep-23
34 TOLLHOUSE ROAD KINGS PARK VIC 3021	\$665,000	04-Jan-24

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: 13 March 2024



**8 COBHAM STREET ST ALBANS  
VIC 3021**

 3  1  2

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date

**17-Feb-24**

Distance

**1.5km**



**12 THISTLE COURT DELAHEY VIC  
3037**

 3  2  2

Sold Price

**\$665,000**

Sold Date

**16-Sep-23**

Distance

**1.19km**



**34 TOLLHOUSE ROAD KINGS PARK  
VIC 3021**

 4  1  3

Sold Price

Sold Date

**04-Jan-24**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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