

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

31 MAGNOLIA AVENUE 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

House

Suburb

Kings Park

Period-from

01 May 2023

to

30 Apr 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

600 MAIN ROAD WEST KINGS PARK VIC 3021	\$595,000	20-Mar-24
17 ALAN STREET KINGS PARK VIC 3021	\$570,000	23-Nov-23
22 BEVERLEY STREET KINGS PARK VIC 3021	\$570,000	30-Apr-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: 08 May 2024



600 MAIN ROAD WEST KINGS PARK VIC 3021

3 1 2

Sold Price

^{RS}

\$595,000

Sold Date

20-Mar-24

Distance

1.34km



17 ALAN STREET KINGS PARK VIC 3021

3 1 2

Sold Price

\$570,000

Sold Date

23-Nov-23

Distance

0.33km



22 BEVERLEY STREET KINGS PARK VIC 3021

3 1 2

Sold Price

^{RS}

\$570,000

Sold Date

30-Apr-24

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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