

## 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

600 MAIN ROAD WEST 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

\$580,000

&

\$620,000

### 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

610 MAIN ROAD WEST KINGS PARK VIC 3021	\$600,000	09-Oct-23
11 SUTHERLAND STREET ALBANVALE VIC 3021	\$612,000	08-Feb-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: 16 February 2024

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

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Sold Price **\$600,000** Sold Date **09-Oct-23**Distance **0.08km****11 SUTHERLAND STREET  
ALBANVALE VIC 3021**

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Sold Price <sup>RS</sup> **\$612,000** Sold Date **08-Feb-24**Distance **0.48km****RS** = Recent sale      **UN** = Undisclosed Sale

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