

## 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

145 GILLESPIE 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Kings Park

Period-from

01 Sep 2023

to

31 Aug 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

169 GILLESPIE ROAD KINGS PARK VIC 3021	\$590,000	09-Aug-24
35 SANDRA STREET KINGS PARK VIC 3021	\$590,000	15-Jun-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: 24 September 2024



**169 GILLESPIE ROAD KINGS PARK  
VIC 3021**

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date **09-Aug-24**

 3  1  2

Distance **0.21km**



**35 SANDRA STREET KINGS PARK  
VIC 3021**

Sold Price

Sold Date **15-Jun-24**

 3  2  2

Distance **0.48km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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