

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

2/4 MAVIS CRESCENT 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,000

Property type

Unit

Suburb

Kings Park

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

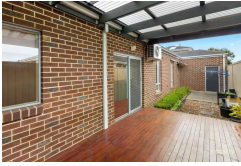
2/64 GEORGE STREET ST ALBANS VIC 3021	\$491,000	01-Sep-25

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.

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Alan Cuong Au
P (03) 9367 7044
M 0432 716 822
E aau@barryplant.com.au



**2/64 GEORGE STREET ST ALBANS
VIC 3021**

Sold Price

\$491,000

Sold Date

01-Sep-25

 2

 1

 1

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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