

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

7 Morris Court, Kinglake Vic 3763

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$700,000

Median sale price

Median price

\$605,000

Property Type

House

Suburb

Kinglake

Period - From

01/07/2020

to

30/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	6 Hawkins Dr KINGLAKE 3763	\$750,000	18/11/2019
2	19 Elvin Dr KINGLAKE 3763	\$730,000	22/10/2019
3	8 Morris Ct KINGLAKE 3763	\$710,000	24/05/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

31/10/2020 15:37

7 Morris Court, Kinglake Vic 3763



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6280 sqm approx

Agent Comments

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Indicative Selling Price

\$700,000

Median House Price

September quarter 2020: \$605,000

Comparable Properties

6 Hawkins Dr KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 18/11/2019

Rooms: 8

Property Type: House

Land Size: 4308 sqm approx



19 Elvin Dr KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 22/10/2019

Rooms: 7

Property Type: House

Land Size: 4504 sqm approx

8 Morris Ct KINGLAKE 3763 (VG)

Agent Comments



Price: \$710,000

Method: Sale

Date: 24/05/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4000 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.