

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

4 Lilian Court, Kinglake Vic 3763

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,177,000

Property Type House

Suburb Kinglake

Period - From 01/10/2021

to 31/12/2021

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	5 Bald Spur Rd KINGLAKE CENTRAL 3757	\$1,080,000	02/03/2021
2	5 Elvin Dr KINGLAKE 3763	\$895,000	29/04/2021
3	35 Elvin Dr KINGLAKE 3763	\$895,000	25/02/2021

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:

19/02/2022 09:18

4 Lilian Court, Kinglake Vic 3763

William Verhagen

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 4  2  6

Property Type: House

Land Size: 5416 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

December quarter 2021: \$1,177,000

Comparable Properties

5 Bald Spur Rd KINGLAKE CENTRAL 3757 (VG)

Agent Comments

 3  -  -

Price: \$1,080,000

Method: Sale

Date: 02/03/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4340 sqm approx



5 Elvin Dr KINGLAKE 3763 (REI/VG)

Agent Comments

 4  2  4

Price: \$895,000

Method: Private Sale

Date: 29/04/2021

Property Type: House (Res)

Land Size: 4501 sqm approx



35 Elvin Dr KINGLAKE 3763 (REI/VG)

Agent Comments

 4  3  4

Price: \$895,000

Method: Private Sale

Date: 25/02/2021

Rooms: 11

Property Type: House

Land Size: 5506 sqm approx

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



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