

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

12 The Ridge, Kinglake Vic 3763

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$875,000

Property Type

House

Suburb

Kinglake

Period - From

01/01/2021

to

31/12/2021

Source

REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Robertson Rd KINGLAKE 3763	\$740,000	26/04/2021
2	2 Cedar Ct KINGLAKE WEST 3757	\$735,000	27/07/2021
3	13 Currajong Av KINGLAKE 3763	\$720,000	01/10/2021

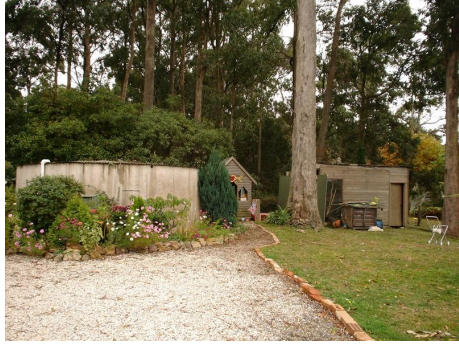
OR

~~**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 six months.~~

This Statement of Information was prepared on:

09/02/2022 10:23

12 The Ridge, Kinglake Vic 3763



3 1 9

Property Type: House (Previously Occupied - Detached)

Land Size: 1874 sqm approx

Agent Comments

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Indicative Selling Price

\$780,000 - \$820,000

Median House Price

Year ending December 2021: \$875,000

Comparable Properties



4 Robertson Rd KINGLAKE 3763 (REI)

Agent Comments

4 2 6

Price: \$740,000

Method: Private Sale

Date: 26/04/2021

Property Type: House

Land Size: 1356 sqm approx



2 Cedar Ct KINGLAKE WEST 3757 (REI/VG)

Agent Comments

4 - 6

Price: \$735,000

Method: Sale by Tender

Date: 27/07/2021

Rooms: 2

Property Type: House (Res)

Land Size: 3283 sqm approx



13 Currajong Av KINGLAKE 3763 (REI/VG)

Agent Comments

4 1 5

Price: \$720,000

Method: Sale by Tender

Date: 01/10/2021

Property Type: House (Res)

Land Size: 1946 sqm approx

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



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