## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	40 George Street, Kinglake Vic 3763
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$750,000 & \$800,000	Range between	\$750,000	&	\$800,000
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#### Median sale price

Median price	\$850,000	Pro	perty Type	House		Suburb	Kinglake
Period - From	31/10/2023	to	30/10/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	8 Royal Cr KINGLAKE 3763	\$790,000	07/08/2024
2	37 Victoria Rd KINGLAKE 3763	\$790,000	01/08/2024
3	8 Royal Cr KINGLAKE 3763	\$760,000	07/07/2024

#### 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:	31/10/2024 10:26









**Property Type:** 

Divorce/Estate/Family Transfers **Land Size:** 2040 sqm approx

**Agent Comments** 

Indicative Selling Price \$750,000 - \$800,000 Median House Price 31/10/2023 - 30/10/2024: \$850,000

# Comparable Properties



8 Royal Cr KINGLAKE 3763 (REI)

3



**&** 

Price: \$790,000 Method: Private Sale Date: 07/08/2024 Property Type: House Land Size: 2095 sqm approx **Agent Comments** 



37 Victoria Rd KINGLAKE 3763 (REI/VG)

**\_** 3







Price: \$790,000 Method: Private Sale Date: 01/08/2024 Property Type: House Land Size: 1440 sqm approx **Agent Comments** 

Agent Comments



8 Royal Cr KINGLAKE 3763 (VG)

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**6** 

Price: \$760,000 Method: Sale Date: 07/07/2024

Property Type: House (Previously Occupied -

Detached)

Land Size: 1390 sqm approx

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





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