

# 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

40 George Street, Kinglake Vic 3763

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$850,000 Property 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.

	Address 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)

Agent Comments



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



37 Victoria Rd KINGLAKE 3763 (REI/VG)

Agent Comments



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



8 Royal Cr KINGLAKE 3763 (VG)

Agent Comments



**Price:** \$760,000  
**Method:** Sale  
**Date:** 07/07/2024  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1390 sqm approx

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