

# 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

11 James 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 \$795,000 & \$845,000

### Median sale price

Median price \$868,000 Property Type House Suburb Kinglake

Period - From 01/10/2023 to 30/09/2024 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	347 Kinglake Glenburn Rd KINGLAKE 3763	\$847,000	15/11/2024
2	11 Sycamore Gr KINGLAKE 3763	\$815,000	11/10/2024
3			

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:

11/12/2024 18:09



**Property Type:** House

**Land Size:** 1,852 sqm approx

**Agent Comments**

## Comparable Properties



**347 Kinglake Glenburn Rd KINGLAKE 3763 (REI)**

**Agent Comments**



**Price:** \$847,000

**Method:** Private Sale

**Date:** 15/11/2024

**Property Type:** House

**Land Size:** 2205 sqm approx



**11 Sycamore Gr KINGLAKE 3763 (REI)**

**Agent Comments**



**Price:** \$815,000

**Method:** Private Sale

**Date:** 11/10/2024

**Property Type:** House

**Land Size:** 1783 sqm approx

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.