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

11 George Street, Kinglake Vic 3763

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$650,000		&		\$680,000	C		
Median sale p	rice							
Median price	\$775,000	Pro	operty Type	Hou	se		Suburb	Kinglake
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	23 George St KINGLAKE 3763	\$700,000	24/03/2023
2	13 James St KINGLAKE 3763	\$645,000	03/03/2023
3	85 Kinglake Glenburn Rd KINGLAKE 3763	\$650,000	21/11/2022

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:

21/04/2023 12:30



Integrity





Property Type: House Land Size: 2042 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$650,000 - \$680,000 Median House Price Year ending March 2023: \$775,000

Comparable Properties

23 George St KINGLAKE 3763 (REI) 2 🎃 1 🏟 4	Agent Comments		
Price: \$700,000 Method: Date: 24/03/2023 Property Type: House			
 13 James St KINGLAKE 3763 (REI) 3 2 2	Agent Comments		
Price: \$645,000 Method: Date: 03/03/2023 Property Type: House			
 85 Kinglake Glenburn Rd KINGLAKE 3763 (VG) 4 🏣 - 🏟 -	Agent Comments		
Price: \$650,000 Method: Sale Date: 21/11/2022 Property Type: House (Res) Land Size: 1661 sqm approx			

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



property data com.au

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