

# 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 and  
postcode 8 VICTORIA ROAD, 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 \$460,000 & \$480,000

### Median sale price

Median price \$725,000 Property type HOUSE Suburb Kinglake

Period - From 30/06/18 to 30/06/19 Source Property Data Online

### Comparable property sales

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
32 Robertson Road, Kinglake VIC 3763	\$590,000	30/08/2019
190 Whittlesea-Kinglake Road, Kinglake VIC 3763	\$505,000	01/07/2019
42 George Street, Kinglake VIC 3763	\$510,000	13/06/2019

This Statement of Information was prepared on: 01/11/19