

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

3254 Healesville-kinglake Road, Kinglake Vic 3763

Indicative selling price

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

Range between

\$775,000

&

\$795,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Kinglake

Period - From

05/05/2021

to

04/05/2022

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	12 The Ridge KINGLAKE 3763	\$800,000	25/02/2022
2	5 George St KINGLAKE 3763	\$795,000	19/03/2022
3	2 The Ridge KINGLAKE 3763	\$750,000	22/07/2021

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:

05/05/2022 11:27

3254 Healesville-kinglake Road, Kinglake Vic 3763

William Verhagen

03 5786 2033

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 4  2  4

Property Type: House
Land Size: 1394 sqm approx
Agent Comments

Indicative Selling Price

\$775,000 - \$795,000

Median House Price

05/05/2021 - 04/05/2022: \$800,000

Comparable Properties



12 The Ridge KINGLAKE 3763 (REI)

Agent Comments

 3  1  9

Price: \$800,000
Method: Private Sale
Date: 25/02/2022
Property Type: House
Land Size: 1874 sqm approx



5 George St KINGLAKE 3763 (VG)

Agent Comments

 3  -  -

Price: \$795,000
Method: Sale
Date: 19/03/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 2030 sqm approx



2 The Ridge KINGLAKE 3763 (VG)

Agent Comments

 3  -  -

Price: \$750,000
Method: Sale
Date: 22/07/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1970 sqm approx

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



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