

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 313 Kinglake-glenburn Road, Kinglake Vic 3763
Including suburb or locality and postcode

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$900,000 Property Type House Suburb Kinglake

Period - From 01/10/2024 to 31/12/2024 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	2941 Healesville Kinglake Rd KINGLAKE 3763	\$1,000,000	29/11/2024
2	10 Mountain Home Rd KINGLAKE 3763	\$980,000	05/08/2024
3	30 Elvin Dr KINGLAKE 3763	\$950,000	12/06/2024

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: 29/01/2025 14:13



Property Type:

Agent Comments

Comparable Properties



2941 Healesville Kinglake Rd KINGLAKE 3763 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 29/11/2024

Property Type: House

Land Size: 41361 sqm approx



10 Mountain Home Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 05/08/2024

Rooms: 7

Property Type: House (Res)

Land Size: 7847 sqm approx



30 Elvin Dr KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 12/06/2024

Property Type: House

Land Size: 6905 sqm approx