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

Median sale price

Median price	\$900,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

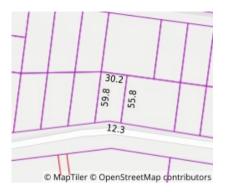
This Statement of Information was prepared on:	29/01/2025 14:13





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Indicative Selling Price \$950,000 - \$1,000,000 Median House Price December quarter 2024: \$900,000





Comparable Properties



2941 Healesville Kinglake Rd KINGLAKE 3763 (REI)

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Price: \$1,000,000 Method: Private Sale Date: 29/11/2024 Property Type: House

Land Size: 41361 sqm approx

Agent Comments



10 Mountain Home Rd KINGLAKE 3763 (REI/VG)

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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)

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Agent Comments



Price: \$950,000 Method: Private Sale Date: 12/06/2024 Property Type: House Land Size: 6905 sqm approx

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





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