

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

43 ROYAL CRESCENT, KINGLAKE VIC 3763

Indicative selling price

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

Range between \$660,000 & \$680,000

Median sale price

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

Period - From 30/10/18 to 30/10/19 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
120 KINGLAKE-GLENBURN ROAD, KINGLAKE VIC 3763	\$712,000	14/06/2019
6 CURRAJONG AVENUE, KINGLAKE VIC 3763	\$666,500	08/05/2019
32 ROBERTSON ROAD, KINGLAKE VIC 3763	\$590,000	30/08/2019

This Statement of Information was prepared on: 20/11/2019