

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

23 George Street, Kinglake Vic 3763

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$860,000 Property Type House Suburb Kinglake

Period - From 01/01/2022 to 31/12/2022 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	311 Kinglake Glenburn Rd KINGLAKE 3763	\$767,000	14/10/2022
2	3 Currajong Av KINGLAKE 3763	\$745,000	01/02/2022
3	67 Whittlesea Kinglake Rd KINGLAKE 3763	\$720,000	12/09/2022

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:

30/01/2023 12:17



2 1 4

Property Type: House

Land Size: 3035 sqm approx

Agent Comments

Comparable Properties



311 Kinglake Glenburn Rd KINGLAKE 3763 (REI/VG)

Agent Comments

4 1 2

Price: \$767,000

Method: Private Sale

Date: 14/10/2022

Property Type: House

Land Size: 1760 sqm approx



3 Currajong Av KINGLAKE 3763 (REI/VG)

Agent Comments

3 1 8

Price: \$745,000

Method: Private Sale

Date: 01/02/2022

Property Type: House

Land Size: 1928 sqm approx



67 Whittlesea Kinglake Rd KINGLAKE 3763 (REI/VG)

Agent Comments

3 2 1

Price: \$720,000

Method: Private Sale

Date: 12/09/2022

Property Type: House

Land Size: 987 sqm approx