

# 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

311 Kinglake-glenburn Road, Kinglake Vic 3763

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$770,000

### Median sale price

Median price \$880,000 Property Type House Suburb Kinglake

Period - From 19/09/2021 to 18/09/2022 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	3254 Healesville Kinglake Rd KINGLAKE 3763	\$798,000	12/05/2022
2	5 George St KINGLAKE 3763	\$795,000	19/03/2022
3	5 James St KINGLAKE 3763	\$770,000	24/05/2022

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:

19/09/2022 11:58

311 Kinglake-glenburn Road, Kinglake Vic 3763

**Integrity**

William Verhagen

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**Indicative Selling Price**

\$750,000 - \$770,000

**Median House Price**

19/09/2021 - 18/09/2022: \$880,000



3 bedrooms, 0 bathrooms, 4 cars

**Property Type:** House (Res)

**Land Size:** 1880 sqm approx

Agent Comments

## Comparable Properties



**3254 Healesville Kinglake Rd KINGLAKE 3763 (REI/VG)** Agent Comments

4 bedrooms, 2 bathrooms, 4 cars

**Price:** \$798,000

**Method:** Private Sale

**Date:** 12/05/2022

**Property Type:** House

**Land Size:** 1361 sqm approx



**5 George St KINGLAKE 3763 (VG)** Agent Comments

3 bedrooms, 0 bathrooms, 0 cars

**Price:** \$795,000

**Method:** Sale

**Date:** 19/03/2022

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2030 sqm approx



**5 James St KINGLAKE 3763 (REI/VG)** Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

**Price:** \$770,000

**Method:** Private Sale

**Date:** 24/05/2022

**Property Type:** House

**Land Size:** 2020 sqm approx

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



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