

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 The Ridge, 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 \$880,000

&

\$920,000

### Median sale price

Median price \$680,000

Property Type House

Suburb Kinglake

Period - From 01/07/2020

to 30/06/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	5 Elvin Dr KINGLAKE 3763	\$895,000	29/04/2021
2	5 Morris Ct KINGLAKE 3763	\$875,000	13/07/2021
3	2 The Ridge KINGLAKE 3763	\$750,000	22/07/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/09/2021 15:24

# 10 The Ridge, Kinglake Vic 3763

Jordyn Kruger

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**Indicative Selling Price**

\$880,000 - \$920,000

**Median House Price**

Year ending June 2021: \$680,000



3 2 2

**Property Type:** Residential

**Land Size:** 1925 sqm approx

**Agent Comments**

## Comparable Properties



**5 Elvin Dr KINGLAKE 3763 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$895,000

**Method:** Private Sale

**Date:** 29/04/2021

**Property Type:** House (Res)

**Land Size:** 4501 sqm approx

**5 Morris Ct KINGLAKE 3763 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$875,000

**Method:** Sale by Tender

**Date:** 13/07/2021

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 6851 sqm approx



**2 The Ridge KINGLAKE 3763 (VG)**

**Agent Comments**

3 - -

**Price:** \$750,000

**Method:** Sale

**Date:** 22/07/2021

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

**Land Size:** 1970 sqm approx

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



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