

# 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

289 National Park Road, Kinglake West Vic 3757

### Indicative selling price

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

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$742,500

Property Type

House

Suburb

Kinglake West

Period - From

01/01/2021

to

31/12/2021

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	2 Cedar Ct KINGLAKE WEST 3757	\$735,000	27/07/2021
2	13 Currajong Av KINGLAKE 3763	\$720,000	01/10/2021
3	35 Pine Ridge Rd KINGLAKE WEST 3757	\$662,500	13/10/2021

**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:

15/02/2022 15:27

289 National Park Road, Kinglake West Vic 3757

Jordyn Kruger

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5 2 1

**Property Type:** House  
**Land Size:** 1111 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

Year ending December 2021: \$742,500

## Comparable Properties



**2 Cedar Ct KINGLAKE WEST 3757 (REI/VG)**

**Agent Comments**

4 - 6

**Price:** \$735,000

**Method:** Sale by Tender

**Date:** 27/07/2021

**Rooms:** 2

**Property Type:** House (Res)

**Land Size:** 3283 sqm approx



**13 Currajong Av KINGLAKE 3763 (REI/VG)**

**Agent Comments**

4 1 5

**Price:** \$720,000

**Method:** Sale by Tender

**Date:** 01/10/2021

**Property Type:** House (Res)

**Land Size:** 1946 sqm approx



**35 Pine Ridge Rd KINGLAKE WEST 3757 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$662,500

**Method:** Private Sale

**Date:** 13/10/2021

**Property Type:** House

**Land Size:** 2525 sqm approx

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



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