



INTEGRITY REAL ESTATE (YARRA VALLEY) PTY LTD

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YARRA GLEN

P: (03) 9730 2333 • F: (03) 9730 2888

A: Shop 2/38-40 Bell Street
(Box 214) Yarra Glen VIC 3775

KINGLAKE

P: (03) 5786 2033 • F: (03) 5786 2188

A: Shop 1/2 Kinglake-Glenburn Road
Kinglake VIC 3763

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Incl suburb & postcode

13 KESTREL LANE, KINGLAKE WEST

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$ 920,000

&

\$ 950,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 670,000

*House

X

*Unit

Suburb
or locality

KINGLAKE WEST

Period - From

22/06/2017

to

22/06/2018

Source

Property Data Online

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 – 373 O'GRADYS ROAD, PHEASANT CREEK VIC 3757	\$ 1,050,500	09/11/2017
2 – 36 EDWARD STAFF DRIVE, KINGLAKE VIC 3763	\$ 940,000	27/11/2017
3 – 73 EDWARD STAFF DRIVE, KINGLAKE VIC 3763	\$ 913,000	12/04/2018

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.