



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 161 Kings Road Kinglake West 3757

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 \$650,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median price \$n/a *House x *Unit Suburb Kinglake West 3757

Period - From n/a to Source RP Data

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 |
|--|-----------|--------------|
| 80 Edenvale Crescent Kinglake West 3757 | \$725,000 | 11/4/17 |
| 245 Edenvale Crescent Kinglake West 3757 | \$620,000 | 27/6/16 |
| 8 Kelly Court Kinglake West 3757 | \$638,000 | 20/9/17 |

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.

► SOLD PROPERTIES



80 Edenvale Crescent Kinglake West VIC 3757

Sold Price: \$725,000
 Sold Date: 11 Apr 2017
 Category: House: Two Storey / Highset
 Lot Plan: 17/LP97287 KINGLAKE WEST VIC



Distance: 1.18km



245 Edenvale Crescent Kinglake West VIC 3757

Sold Price: \$620,000
 Sold Date: 27 Sep 2016
 Category: Farm: Hobby
 Lot Plan: 50/LP110475 KINGLAKE WEST VIC



Distance: 1.38km



8 Kelly Court Kinglake West VIC 3757

Sold Price: \$638,000
 Sold Date: 20 Sep 2017
 Category: House
 Lot Plan: 12/PS348094 KINGLAKE WEST VIC



Distance: 0.61km