

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

22 Elvin Drive, Kinglake Vic 3763

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,180,000 & \$1,230,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Kinglake

Period - From 01/10/2023 to 31/12/2023 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	58 Edward Staff Dr KINGLAKE 3763	\$1,323,000	03/04/2023
2	445 Bowden Spur Rd STRATHEWEN 3099	\$1,235,000	22/06/2023
3	119 McMahons Rd KINGLAKE 3763	\$1,195,000	13/11/2023

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:

19/03/2024 14:47



 5  2  4

Property Type: House

Land Size: 7008 sqm approx

Agent Comments

Comparable Properties



58 Edward Staff Dr KINGLAKE 3763 (REI/VG)

Agent Comments

 4  2  5

Price: \$1,323,000

Method: Private Sale

Date: 03/04/2023

Property Type: House

Land Size: 11170 sqm approx



445 Bowden Spur Rd STRATHEWEN 3099 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,235,000

Method: Private Sale

Date: 22/06/2023

Property Type: Rural Residential

Land Size: 90681 sqm approx



119 McMahons Rd KINGLAKE 3763 (VG)

Agent Comments

 3  -  -

Price: \$1,195,000

Method: Sale

Date: 13/11/2023

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 60800 sqm approx