

# 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

37 Victoria Road, 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 \$840,000 & \$870,000

### Median sale price

Median price \$811,000 Property Type House Suburb Kinglake

Period - From 01/04/2023 to 31/03/2024 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	6 Currajong Av KINGLAKE 3763	\$860,000	20/10/2022
2	27 Cobham Rd KINGLAKE 3763	\$850,000	14/02/2024
3	5 Fern St KINGLAKE 3763	\$840,000	06/04/2023

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:

15/04/2024 09:03



3   2   2

**Property Type:** House

**Land Size:** 1440 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments

4   2   4

**Price:** \$860,000

**Method:** Private Sale

**Date:** 20/10/2022

**Property Type:** House

**Land Size:** 2024 sqm approx



**27 Cobham Rd KINGLAKE 3763 (REI)**

Agent Comments

3   2   6

**Price:** \$850,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** House

**Land Size:** 4578 sqm approx



**5 Fern St KINGLAKE 3763 (REI/VG)**

Agent Comments

4   2   8

**Price:** \$840,000

**Method:** Private Sale

**Date:** 06/04/2023

**Property Type:** House

**Land Size:** 2171 sqm approx