

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

5 Morris Court, Kinglake Vic 3763

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$650,000

Property Type House

Suburb Kinglake

Period - From 01/07/2020

to 30/06/2021

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	35 Elvin Dr KINGLAKE 3763	\$895,000	25/02/2021
2	12 Nayloch Way KINGLAKE 3763	\$815,000	01/02/2021
3	5 Hawkins Dr KINGLAKE 3763	\$750,000	16/11/2020

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:

01/07/2021 11:00

5 Morris Court, Kinglake Vic 3763

William Verhagen

03 5786 2033

0437 371 969

william@integrityrealestate.net.au

Indicative Selling Price

\$780,000 - \$820,000

Median House Price

01/07/2020 - 30/06/2021: \$650,000



4 2 2

Rooms: 2

Property Type: House - Residential

Land Size: 6851 sqm approx

Agent Comments

Comparable Properties



35 Elvin Dr KINGLAKE 3763 (RE/VG)

Agent Comments

4 3 4

Price: \$895,000

Method: Private Sale

Date: 25/02/2021

Rooms: 11

Property Type: House

Land Size: 5506 sqm approx

12 Nayloch Way KINGLAKE 3763 (VG)

Agent Comments

3 - -

Price: \$815,000

Method: Sale

Date: 01/02/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 9212 sqm approx

5 Hawkins Dr KINGLAKE 3763 (VG)

Agent Comments

4 - -

Price: \$750,000

Method: Sale

Date: 16/11/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4771 sqm approx

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