

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

6 Pine Ridge Road, Kinglake Vic 3763

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$860,000 Property Type House Suburb Kinglake

Period - From 01/01/2022 to 31/12/2022 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	1015 Whittlesea Kinglake Rd KINGLAKE WEST 3757	\$695,000	12/04/2022
2	35 Pine Ridge Rd KINGLAKE WEST 3757	\$662,500	13/10/2021
3	332 National Park Rd KINGLAKE WEST 3757	\$650,000	07/12/2021

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:

30/01/2023 11:29



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Property Type: House

Land Size: 855 m2 sqm approx

Agent Comments

Comparable Properties



1015 Whittlesea Kinglake Rd KINGLAKE WEST 3757 (REI/VG)

Agent Comments

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Price: \$695,000

Method: Private Sale

Date: 12/04/2022

Property Type: House

Land Size: 8129 sqm approx



35 Pine Ridge Rd KINGLAKE WEST 3757 (REI/VG)

Agent Comments

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Price: \$662,500

Method: Private Sale

Date: 13/10/2021

Property Type: House

Land Size: 2525 sqm approx



332 National Park Rd KINGLAKE WEST 3757 (VG)

Agent Comments

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Price: \$650,000

Method: Sale

Date: 07/12/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 1823 sqm approx