Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6 Pine Ridge Road, Kinglake Vic 3763

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	n \$650,000		&		\$700,000	כ		
Median sale p	rice							
Median price	\$860,000	Pro	operty Type	Hou	se		Suburb	Kinglake
Period - From	01/01/2022	to	31/12/2022		So	urce	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



Integrity





Property Type: House Land Size: 855 m2 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$650,000 - \$700,000 Median House Price Year ending December 2022: \$860,000

Comparable Properties

	1015 Whittlesea Kinglake Rd KINGLAKE WEST 3757 (REI/VG) 2 1 4 4	Agent Comments
	Price: \$695,000 Method: Private Sale	_
	Date: 12/04/2022 Property Type: House Land Size: 8129 sqm approx	
ALL ALL AND	35 Pine Ridge Rd KINGLAKE WEST 3757 (REI/VG)	Agent Comments
The second second	i 4 i 2 i 4	
A NUMBER OF STREET	Price: \$662,500	_
and the state of the state of the	Method: Private Sale	
A LAND ALL THE RANGE	Date: 13/10/2021	
AND ADD - THE AND ADD	Property Type: House Land Size: 2525 sqm approx	
-	332 National Park Rd KINGLAKE WEST 3757 (VG)	Agent Comments
- Walk of	jen 3 🚛 - 🋱	
BUR BUR	Price: \$650,000	_
alles as allowed	Method: Sale	
and the second	Date: 07/12/2021	
	Property Type: House (Previously Occupied - Detached)	
	Land Size: 1823 sqm approx	





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