

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

8 Reserve Road, Kinglake Vic 3763

Indicative selling price

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

Range between \$630,000 & \$650,000

Median sale price

Median price \$680,000 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	13 Royal Cr KINGLAKE 3763	\$635,000	02/12/2020
2	3240 Healesville kinglake Rd KINGLAKE 3763	\$650,000	27/07/2020
3	6 George St KINGLAKE 3763	\$617,500	16/07/2020

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:

30/07/2021 15:29

8 Reserve Road, Kinglake Vic 3763



3 2 2

Property Type: House
Land Size: 1233 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$650,000
Median House Price
Year ending June 2021: \$680,000

Comparable Properties



13 Royal Cr KINGLAKE 3763 (VG)

Agent Comments

3 - -

Price: \$635,000
Method: Sale
Date: 02/12/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 2030 sqm approx



3240 Healesville kinglake Rd KINGLAKE 3763 (REI)

Agent Comments

3 2 1

Price: \$650,000
Method: Private Sale
Date: 27/07/2020
Property Type: House
Land Size: 1920 sqm approx



6 George St KINGLAKE 3763 (REI)

Agent Comments

3 2 6

Price: \$617,500
Method: Private Sale
Date: 16/07/2020
Rooms: 5
Property Type: House
Land Size: 2030 sqm approx

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