Statement of Information

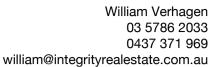
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale														
Address Including suburb and postcode			27 Cobham Road, Kinglake Vic 3763											
Indicative	Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting														
Range be	n \$860,0	000	00 &			\$880,000								
Median sa	Median sale price													
Median price \$752,50			00	Pro	operty Type	Hous	е		Subur	b k	Kinglake			
Period - From 01/10		01/10/2	022	to	30/09/2023	3	Sc	ource	REIV					
Comparable property sales (*Delete A or B below as applicable)														
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.														
Address of comparable property										Pric	се	Date	of sale	
1														
2														
3														
OR														
					epresentativ wo kilometre								arable	
	This Statement of Information was prepared on: 21/11/											023 10·1	18	







Indicative Selling Price \$860,000 - \$880,000 **Median House Price**

Year ending September 2023: \$752,500



Property Type: House Land Size: 4578 sqm approx

Agent Comments

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



