

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

10 Keith Street, Kinglake Vic 3763

Indicative selling price

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

Range between \$775,000

&

\$795,000

Median sale price

Median price \$955,000

Property Type House

Suburb Kinglake

Period - From 01/07/2021

to

30/06/2022

Source 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	Price	Date of sale
1	3254 Healesville Kinglake Rd KINGLAKE 3763	\$798,000	12/05/2022
2	5 George St KINGLAKE 3763	\$795,000	19/03/2022
3	5 James St KINGLAKE 3763	\$770,000	24/05/2022

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

07/09/2022 13:19



Rooms: 7

Property Type: House

Land Size: 2000 sqm approx

Agent Comments

Comparable Properties



3254 Healesville Kinglake Rd KINGLAKE 3763 (REI/VG) **Agent Comments**



Price: \$798,000

Method: Private Sale

Date: 12/05/2022

Property Type: House

Land Size: 1361 sqm approx



5 George St KINGLAKE 3763 (VG) **Agent Comments**



Price: \$795,000

Method: Sale

Date: 19/03/2022

Property Type: House (Previously Occupied - Detached)

Land Size: 2030 sqm approx



5 James St KINGLAKE 3763 (REI/VG) **Agent Comments**



Price: \$770,000

Method: Private Sale

Date: 24/05/2022

Property Type: House

Land Size: 2020 sqm approx