

# 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

16 KINGLAKE-GLENBURN ROAD, KINGLAKE VIC 3763
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$580,000

### Median sale price

Median price \$725,000 Property type HOUSE Suburb KINGLAKE

Period - From 30/09/2018 to 30/09/2019 Source PROPERTY DATA ONLINE

### Comparable property sales

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
5 ROYAL CRESCENT, KINGLAKE VIC 3763	\$580,000	04/03/2019
6 CURRAJONG AVENUE, KINGLAKE VIC 3763	\$666,500	08/05/2019
32 ROBERTSON ROAD, KINGLAKE VIC 3763	\$590,000	30/08/2019

This Statement of Information was prepared on: 18/11/2019