

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



 3  1

Land Size: 2322m2
(approx.)

Property offered for sale

Address
Including suburb or
locality and postcode

1 Mervyn Street, kinglake VIC 3763

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$ 375,000 & \$ 410,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 350,500

*House ☒

*Unit ☐

Suburb
or locality

Kinglake

Period - From Jan 2017 to Feb 2017

Source RP Data

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 – 341 Kinglake – Glenburn Road, Kinglake VIC 3763	\$ 355,000	16.11.16
2 – 269 Kinglake – Glenburn Road, Kinglake VIC 3763	\$ 397,000	13.08.16
3 – 17 Victoria Road, Kinglake VIC 3763	\$ 380,000	24.03.17

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.