

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 and
postcode 97 KINGLAKE-GLENBURN ROAD, KINGLAKE VIC 3763

Indicative selling price

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

Single price \$366,000

Median sale price

Median price \$725,000

Property type HOUSE

Suburb Kinglake

Period - From 30/06/19

to

31/12/19

Source Property Data Online

Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 16 ROBERTSON ROAD, KINGLAKE VIC 3763 | \$370,000 | 25/05/19 |
| 41 ROYAL CRESCENT, KINGLAKE VIC 3763 | \$283,000 | 13/03/18 |
| 20 GEORGE STREET, KINGLAKE VIC 3763 | \$390,000 | 11/01/19 |

This Statement of Information was prepared on: 25/10/19