

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

28 Sycamore Grove, Kinglake Vic 3763

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$703,000

Property Type House

Suburb Kinglake

Period - From 21/10/2020

to

20/10/2021

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	2994 Healesville kinglake Rd KINGLAKE 3763	\$1,200,000	30/04/2021
2	176 Deviation Rd KINGLAKE CENTRAL 3757	\$1,165,000	18/09/2021
3	56 Bushy Park Estate Rd KINGLAKE 3763	\$1,100,000	06/07/2021

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:

21/10/2021 10:06



 5  3  4

Rooms: 12

Property Type: House (Rur)

Land Size: 40000 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

21/10/2020 - 20/10/2021: \$703,000

Comparable Properties

2994 Healesville kinglake Rd KINGLAKE 3763 (REI/VG) Agent Comments

 4  2  2

Price: \$1,200,000

Method: Sale by Tender

Date: 30/04/2021

Property Type: House (Res)

Land Size: 78104 sqm approx



176 Deviation Rd KINGLAKE CENTRAL 3757 (REI) Agent Comments

 3  2  7

Price: \$1,165,000

Method: Private Sale

Date: 18/09/2021

Property Type: House

Land Size: 60702.90 sqm approx

56 Bushy Park Estate Rd KINGLAKE 3763 (REI) Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 06/07/2021

Property Type: House (Res)

Land Size: 200424 sqm approx