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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$703,000	Pro	operty Type	Hou	se		Suburb	Kinglake
Period - From	21/10/2020	to	20/10/2021		So	urce	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.

Ado	dress 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.

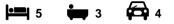
This Statement of Information was prepared on:

21/10/2021 10:06



28 Sycamore Grove, Kinglake Vic 3763

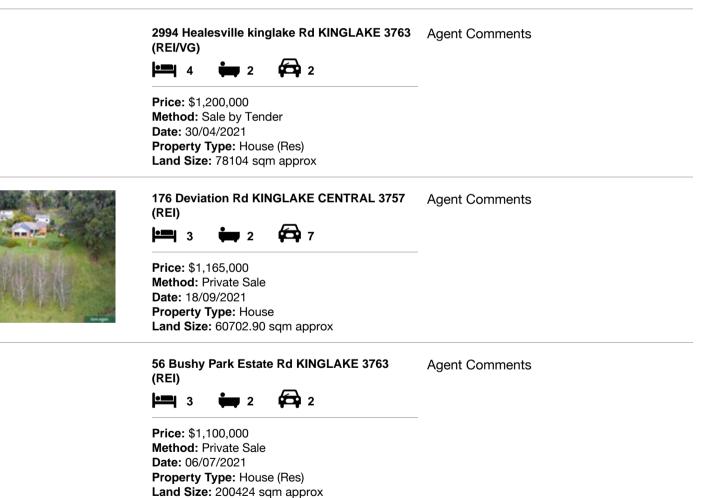




Rooms: 12 Property Type: House (Rur) Land Size: 40000 sqm approx Agent Comments Jordyn Kruger 5786 2033 0412 747 032 jordyn@integrityrealestate.net.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 21/10/2020 - 20/10/2021: \$703,000

Comparable Properties



Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888

propertydata



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