

## 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

11 SYCAMORE GROVE KINGLAKE VIC 3763

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Kinglake

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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

37 ROYAL CRESCENT KINGLAKE VIC 3763	\$790,000	13-Feb-24
11 ROBERTSON ROAD KINGLAKE VIC 3763	\$802,000	22-Dec-23
3242 HEALESVILLE-KINGLAKE ROAD KINGLAKE VIC 3763	\$820,000	02-Mar-24

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.

This Statement of Information was prepared on: 19 August 2024



**37 ROYAL CRESCENT KINGLAKE  
VIC 3763**

 4  2  4

Sold Price **\$790,000** Sold Date **13-Feb-24**

Distance **0.37km**



**11 ROBERTSON ROAD KINGLAKE  
VIC 3763**

 3  2  6

Sold Price **\$802,000** Sold Date **22-Dec-23**

Distance **0.91km**



**3242 HEALESVILLE-KINGLAKE  
ROAD KINGLAKE VIC 3763**

 4  2  2

Sold Price **\$820,000** Sold Date **02-Mar-24**

Distance **0.95km**



**5 FERN STREET KINGLAKE VIC  
3763**

 3  2  8

Sold Price **\$840,000** Sold Date **06-Apr-23**

Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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