

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 or
locality and postcode

11 Hawkins Drive, Kinglake Vic 3763

Indicative selling price

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

Range between \$1,130,000 & \$1,180,000

Median sale price

Median price \$868,000 Property Type House Suburb Kinglake

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 eighteen 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	20 Mervyn St KINGLAKE 3763	\$1,130,000	21/07/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 08/11/2024 13:06

11 Hawkins Drive, Kinglake Vic 3763

Integrity

William Verhagen

03 5786 2033

0437 371 969

william@integrityrealestate.com.au

Indicative Selling Price

\$1,130,000 - \$1,180,000

Median House Price

Year ending September 2024: \$868,000



Property Type: Land

Land Size: 4771 sqm approx

Agent Comments

Comparable Properties



20 Mervyn St KINGLAKE 3763 (REI)

Agent Comments



Price: \$1,130,000

Method: Private Sale

Date: 21/07/2024

Property Type: House

Land Size: 4487 sqm approx

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 eighteen months.

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



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