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

13 James Street, Kinglake Vic 3763

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ge between \$660,000		&		\$680,000				
Median sale pr	rice								
Median price	\$835,000	Property Type House		se		Suburb	Kinglake		
Period - From	21/11/2021	to	20/11/2022		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	11 Ward St KINGLAKE 3763	\$725,000	18/05/2022
2	67 Whittlesea Kinglake Rd KINGLAKE 3763	\$720,000	12/09/2022
3	13 Currajong Av KINGLAKE 3763	\$720,000	01/10/2021

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:

21/11/2022 10:22



Integrity





Property Type: House **Land Size:** 1996 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$660,000 - \$680,000 Median House Price 21/11/2021 - 20/11/2022: \$835,000

Comparable Properties

11 Ward St KINGLAKE 3763 (REI/VG) 4 2 - Price: \$725,000 Method: Private Sale Date: 18/05/2022 Property Type: House Land Size: 2107 sqm approx	Agent Comments
67 Whittlesea Kinglake Rd KINGLAKE 3763 (REI/VG) 3 2 2 1 Price: \$720,000 Method: Private Sale Date: 12/09/2022 Property Type: House Land Size: 987 sqm approx	Agent Comments
13 Currajong Av KINGLAKE 3763 (REI/VG) 4 1 5 Price: \$720,000 Method: Sale by Tender Date: 01/10/2021 Property Type: House (Res) Land Size: 1946 sqm approx	Agent Comments

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





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