

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$680,000

### Median sale price

Median price \$835,000

Property Type House

Suburb Kinglake

Period - From 21/11/2021

to 20/11/2022

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 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
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



3 2 2

**Property Type:** House

**Land Size:** 1996 sqm approx

**Agent Comments**

## Comparable Properties



**11 Ward St KINGLAKE 3763 (REI/VG)**

**Agent Comments**

4 2 -

**Price:** \$725,000

**Method:** Private Sale

**Date:** 18/05/2022

**Property Type:** House

**Land Size:** 2107 sqm approx



**67 Whittlesea Kinglake Rd KINGLAKE 3763 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 12/09/2022

**Property Type:** House

**Land Size:** 987 sqm approx



**13 Currajong Av KINGLAKE 3763 (REI/VG)**

**Agent Comments**

4 1 5

**Price:** \$720,000

**Method:** Sale by Tender

**Date:** 01/10/2021

**Property Type:** House (Res)

**Land Size:** 1946 sqm approx