

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

269 Kinglake-glenburn Road, Kinglake Vic 3763

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Kinglake

Period - From

06/10/2021

to

05/10/2022

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 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	3113 Healesville Kinglake Rd KINGLAKE 3763	\$1,527,000	16/11/2021
2	56 Old Glenburn Rd KINGLAKE 3763	\$1,440,000	13/12/2021
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:

06/10/2022 09:38

269 Kinglake-glenburn Road, Kinglake Vic 3763

Integrity

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Indicative Selling Price

\$1,400,000

Median House Price

06/10/2021 - 05/10/2022: \$810,000



Property Type: House (Res)

Land Size: 2020 sqm approx

Agent Comments

Comparable Properties



3113 Healesville Kinglake Rd KINGLAKE 3763 (REI/VG) Agent Comments



Price: \$1,527,000

Method: Private Sale

Date: 16/11/2021

Property Type: House

Land Size: 29156 sqm approx



56 Old Glenburn Rd KINGLAKE 3763 (REI/VG) Agent Comments



Price: \$1,440,000

Method: Private Sale

Date: 13/12/2021

Property Type: House

Land Size: 35479 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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