

# 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

40 Elvin Drive, 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 \$930,000

&

\$950,000

### Median sale price

Median price \$761,000

Property Type House

Suburb Kinglake

Period - From 01/07/2022

to

30/06/2023

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                              |       |              |
| 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:

23/09/2023 08:14

40 Elvin Drive, Kinglake Vic 3763



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**Indicative Selling Price**

\$930,000 - \$950,000

**Median House Price**

Year ending June 2023: \$761,000



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 5155 sqm approx  
**Agent Comments**

## Comparable Properties

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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