Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 95 Orchard Road, Kinglake Vic 3763

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$960,000		&		\$990,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	House			Suburb	Kinglake
Period - From	18/10/2023	to	17/10/2024		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	10 Mountain Home Rd KINGLAKE 3763	\$980,000	05/08/2024
2	24 Elvin Dr KINGLAKE 3763	\$980,000	01/02/2024
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:

18/10/2024 16:35









Rooms: 7 Property Type: House Land Size: 5637 sqm approx Agent Comments Indicative Selling Price \$960,000 - \$990,000 Median House Price 18/10/2023 - 17/10/2024: \$850,000

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.

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