

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

95 Orchard Road, Kinglake Vic 3763

Indicative selling price

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

Range between \$960,000 & \$990,000

Median sale price

Median price \$850,000 Property Type House Suburb Kinglake

Period - From 18/10/2023 to 17/10/2024 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	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



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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



10 Mountain Home Rd KINGLAKE 3763 (REI/VG) **Agent Comments**

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Price: \$980,000
Method: Private Sale
Date: 05/08/2024
Rooms: 7
Property Type: House (Res)
Land Size: 7847 sqm approx

24 Elvin Dr KINGLAKE 3763 (VG) **Agent Comments**

3 - -

Price: \$980,000
Method: Sale
Date: 01/02/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 7365 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.