## 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 90 Rifle Range Road, Kinglake Central Vic 3757

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$745,000	Pro	operty Type	Hou	se		Suburb	Kinglake Central	
Period - From	21/09/2020	to	20/09/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	486 Extons Rd KINGLAKE CENTRAL 3757	\$1,220,000	27/11/2020
2	176 Deviation Rd KINGLAKE CENTRAL 3757	\$1,165,000	18/09/2021
3			

OR

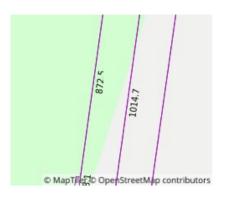
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

21/09/2021 15:42



90 Rifle Range Road, Kinglake Central Vic 3757





**Property Type:** Land (Res) Agent Comments Jordyn Kruger 5786 2033 0412 747 032 jordyn@integrityrealestate.net.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 21/09/2020 - 20/09/2021: \$745,000

# **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.

#### Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888

property



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