

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

90 Rifle Range Road, Kinglake Central Vic 3757

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$745,000

Property Type House

Suburb Kinglake Central

Period - From 21/09/2020

to

20/09/2021

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	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* 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

Jordyn Kruger

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

21/09/2020 - 20/09/2021: \$745,000



Property Type: Land (Res)

Agent Comments

Comparable Properties

486 Extons Rd KINGLAKE CENTRAL 3757 (REI/VG)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 27/11/2020

Rooms: 15

Property Type: House

Land Size: 10107 sqm approx



176 Deviation Rd KINGLAKE CENTRAL 3757 (REI)

Agent Comments



Price: \$1,165,000

Method: Private Sale

Date: 18/09/2021

Property Type: House

Land Size: 60702.90 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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