



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 91 Peregrine Drive Kinglake West 3757

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$\* or range between \$650,000 & \$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$n/a \*House \*Unit Suburb Kinglake West 3757

Period - From n/a to Source RP Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
161 Kings Road Kinglake West 3757	\$670,000	11/11/2017
8 Kelly Court Kinglake West 3757	\$638,000	20/9/2017
1092 Whittlesea Kinglake Road Kinglake West 3757	\$615,000	18/10/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

## ► SOLD PROPERTIES



### 8 Kelly Court Kinglake West VIC 3757

Sold Price: **\$638,000**  
 Sold Date: **20 Sep 2017**  
 Category: House  
 Lot Plan: 12/PS348094 KINGLAKE WEST VIC



Distance: 0.50km



### 161 Kings Road Kinglake West VIC 3757

Sold Price: **\$670,000**  
 Sold Date: **11 Nov 2017**  
 Category: House  
 Lot Plan: 26/PS348094 KINGLAKE WEST VIC



Distance: 0.63km



### 1092 Whittlesea-Kinglake Road Kinglake West VIC 3757

Sold Price: **\$615,000**  
 Sold Date: **18 Oct 2017**  
 Category: House: One Storey / Lowset  
 Lot Plan: 2/PS412295 KINGLAKE WEST VIC



Distance: 1.12km