

# 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

1 Ward Street, Kinglake Vic 3763

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$675,000

### Median sale price

Median price \$775,000

Property Type House

Suburb Kinglake

Period - From 01/04/2022

to 31/03/2023

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 18 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 23 George St KINGLAKE 3763	\$700,000	24/03/2023
2 13 James St KINGLAKE 3763	\$645,000	03/03/2023
3 85 Kinglake Glenburn Rd KINGLAKE 3763	\$650,000	21/11/2022

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 18 months.~~

This Statement of Information was prepared on:

21/04/2023 12:25

1 Ward Street, Kinglake Vic 3763

**Integrity**

William Verhagen

03 5786 2033

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william@integrityrealestate.com.au

**Indicative Selling Price**

\$650,000 - \$675,000

**Median House Price**

Year ending March 2023: \$775,000



 3  1  2

**Property Type:** House

**Land Size:** 1000 sqm approx

**Agent Comments**

## Comparable Properties

**23 George St KINGLAKE 3763 (REI)**

**Agent Comments**

 2  1  4

**Price:** \$700,000

**Method:**

**Date:** 24/03/2023

**Property Type:** House

**13 James St KINGLAKE 3763 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$645,000

**Method:**

**Date:** 03/03/2023

**Property Type:** House

**85 Kinglake Glenburn Rd KINGLAKE 3763 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$650,000

**Method:** Sale

**Date:** 21/11/2022

**Property Type:** House (Res)

**Land Size:** 1661 sqm approx

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



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