

# 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

344 National Park Road, Kinglake West Vic 3757

### Indicative selling price

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

Range between \$750,000 & \$770,000

### Median sale price

Median price \$715,000 Property Type House Suburb Kinglake West

Period - From 08/02/2021 to 07/02/2022 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	337 National Park Rd KINGLAKE WEST 3757	\$765,000	21/06/2021
2	70 Kings Rd KINGLAKE WEST 3757	\$750,000	18/03/2021
3	2 Cedar Ct KINGLAKE WEST 3757	\$735,000	27/07/2021

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:

08/02/2022 13:57

344 National Park Road, Kinglake West Vic 3757

William Verhagen

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**Indicative Selling Price**

\$750,000 - \$770,000

**Median House Price**

08/02/2021 - 07/02/2022: \$715,000



3 1 2

**Rooms:** 5

**Property Type:** House

**Land Size:** 2171 sqm approx

Agent Comments

## Comparable Properties



**337 National Park Rd KINGLAKE WEST 3757 (REI/VG)**

Agent Comments

4 2 6

**Price:** \$765,000

**Method:** Private Sale

**Date:** 21/06/2021

**Property Type:** House

**Land Size:** 1869 sqm approx

**70 Kings Rd KINGLAKE WEST 3757 (REI/VG)**

Agent Comments

4 - 2

**Price:** \$750,000

**Method:** Sale by Tender

**Date:** 18/03/2021

**Rooms:** 2

**Property Type:** House (Res)

**Land Size:** 4150 sqm approx



**2 Cedar Ct KINGLAKE WEST 3757 (REI/VG)**

Agent Comments

4 - 6

**Price:** \$735,000

**Method:** Sale by Tender

**Date:** 27/07/2021

**Rooms:** 2

**Property Type:** House (Res)

**Land Size:** 3283 sqm approx

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



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