

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

50 George Street, Kinglake Vic 3763

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$599,999 Property Type House Suburb Kinglake

Period - From 19/02/2020 to 18/02/2021 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 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	8 Victoria Rd KINGLAKE 3763	\$475,000	01/01/2020
2	18 The Ridge KINGLAKE 3763	\$470,000	17/12/2019
3	97 Kinglake Glenburn Rd KINGLAKE 3763	\$350,000	08/12/2019

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:

19/02/2021 16:35

50 George Street, Kinglake Vic 3763

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Indicative Selling Price

\$385,000 - \$420,000

Median House Price

19/02/2020 - 18/02/2021: \$599,999



Property Type: Land

Land Size: 2040 sqm approx

Agent Comments

Comparable Properties

8 Victoria Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 01/01/2020

Rooms: 8

Property Type: House

Land Size: 1340 sqm approx



18 The Ridge KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 17/12/2019

Rooms: 6

Property Type: House

Land Size: 1949 sqm approx

97 Kinglake Glenburn Rd KINGLAKE 3763 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 08/12/2019

Property Type: House (Res)

Land Size: 2039 sqm approx

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