

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

2 Ellison Street, Kinglake Vic 3763

Indicative selling price

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

Range between \$980,000 & \$1,010,000

Median sale price

Median price \$875,000 Property Type House Suburb Kinglake

Period - From 01/01/2021 to 31/12/2021 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	11 Koetong St KINGLAKE 3763	\$1,100,000	27/07/2021
2	163 Wallaby Way PHEASANT CREEK 3757	\$1,055,000	29/09/2021
3	63 Edward Staff Dr KINGLAKE 3763	\$1,040,000	10/06/2021

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:

09/02/2022 10:29

2 Ellison Street, Kinglake Vic 3763

William Verhagen

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Indicative Selling Price

\$980,000 - \$1,010,000

Median House Price

Year ending December 2021: \$875,000



 2  1  2

Property Type: Land (Rur)

Land Size: 18702 sqm approx

Agent Comments

Comparable Properties



11 Koetong St KINGLAKE 3763 (REI/VG)

Agent Comments

 4  2  12

Price: \$1,100,000

Method: Private Sale

Date: 27/07/2021

Property Type: House

Land Size: 10000 sqm approx

163 Wallaby Way PHEASANT CREEK 3757 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,055,000

Method: Sale by Tender

Date: 29/09/2021

Property Type: House (Res)

Land Size: 11717 sqm approx



63 Edward Staff Dr KINGLAKE 3763 (REI/VG)

Agent Comments

 5  2  5

Price: \$1,040,000

Method: Private Sale

Date: 10/06/2021

Property Type: House

Land Size: 12140.58 sqm approx

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



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