

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

5 Elvin Drive, Kinglake Vic 3763

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Kinglake

Period - From

01/07/2020

to

30/06/2021

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 eighteen 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	5 Morris Ct KINGLAKE 3763	\$875,000	13/07/2021
2	35 Elvin Dr KINGLAKE 3763	\$895,000	25/02/2021
3			

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 eighteen months.~~

This Statement of Information was prepared on:

30/07/2021 15:37

5 Elvin Drive, Kinglake Vic 3763



4 2 4

Property Type: House (Res)
Land Size: 4501 sqm approx
Agent Comments

Indicative Selling Price
\$895,000

Median House Price
Year ending June 2021: \$680,000

Comparable Properties

5 Morris Ct KINGLAKE 3763 (REI)

Agent Comments

4 2 2

Price: \$875,000
Method: Sale by Tender
Date: 13/07/2021
Rooms: 6
Property Type: House (Res)
Land Size: 6851 sqm approx



35 Elvin Dr KINGLAKE 3763 (REI/VG)

Agent Comments

4 3 4

Price: \$895,000
Method: Private Sale
Date: 25/02/2021
Rooms: 11
Property Type: House
Land Size: 5506 sqm approx

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 eighteen months.

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