Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6 Currajong Avenue, Kinglake Vic 3763

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$880,000		&		\$920,000			
Median sale p	rice							
Median price	\$955,000	Pro	operty Type	Hou	se		Suburb	Kinglake
Period - From	01/07/2021	to	30/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Lilian Ct KINGLAKE 3763	\$970,000	03/03/2022
2	21 Elvin Dr KINGLAKE 3763	\$960,000	24/05/2022
3	5 Elvin Dr KINGLAKE 3763	\$895,000	29/04/2021

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:

28/09/2022 12:23



Integrity



Property Type: House (Res) Land Size: 1970 sqm approx Agent Comments

William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

> **Indicative Selling Price** \$880,000 - \$920,000 **Median House Price** Year ending June 2022: \$955,000

Comparable Properties



4 Lilian Ct KINGLAKE 3763 (REI/VG)



Price: \$970,000 Method: Private Sale Date: 03/03/2022 Property Type: House Land Size: 5416 sqm approx Agent Comments



6 5 4 Price: \$960,000 Method: Private Sale

21 Elvin Dr KINGLAKE 3763 (REI/VG)

2

Date: 24/05/2022 Property Type: House Land Size: 4046.86 sqm approx



5 Elvin Dr KINGLAKE 3763 (REI/VG)



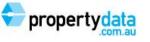
Agent Comments

Agent Comments

Price: \$895.000 Method: Private Sale Date: 29/04/2021 Property Type: House (Res) Land Size: 4501 sqm approx

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





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