

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

69 Whittlesea-kinglake Road, Kinglake Vic 3763

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$848,500

Property Type

House

Suburb

Kinglake

Period - From

14/02/2024

to

13/02/2025

Source

Property Data

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 James St KINGLAKE 3763	\$820,000	22/01/2025
2	8 Royal Cr KINGLAKE 3763	\$790,000	07/08/2024
3	37 Victoria Rd KINGLAKE 3763	\$790,000	01/08/2024

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:

14/02/2025 11:21