

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

67 Whittlesea-kinglake Road, Kinglake Vic 3763

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$842,500 Property Type House Suburb Kinglake

Period - From 02/09/2021 to 01/09/2022 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	4 Robertson Rd KINGLAKE 3763	\$740,000	26/04/2021
2	13 Currajong Av KINGLAKE 3763	\$720,000	01/10/2021
3	29 Victoria Rd KINGLAKE 3763	\$695,000	06/05/2021

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:

02/09/2022 16:21



3 2 1

Property Type: House

Land Size: 987 sqm approx

Agent Comments

Comparable Properties



4 Robertson Rd KINGLAKE 3763 (REI)

Agent Comments

4 2 6

Price: \$740,000

Method: Private Sale

Date: 26/04/2021

Property Type: House

Land Size: 1356 sqm approx



13 Currajong Av KINGLAKE 3763 (REI/VG)

Agent Comments

4 1 5

Price: \$720,000

Method: Sale by Tender

Date: 01/10/2021

Property Type: House (Res)

Land Size: 1946 sqm approx



29 Victoria Rd KINGLAKE 3763 (REI/VG)

Agent Comments

4 2 4

Price: \$695,000

Method: Sale by Tender

Date: 06/05/2021

Rooms: 6

Property Type: House

Land Size: 1309 sqm approx