

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

48 Deviation Road, Kinglake Central Vic 3757

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Kinglake Central

Period - From

08/11/2020

to

07/11/2021

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	2993 Healesville kinglake Rd KINGLAKE 3763	\$1,300,000	20/03/2021
2	2994 Healesville kinglake Rd KINGLAKE 3763	\$1,200,000	30/04/2021
3	176 Deviation Rd KINGLAKE CENTRAL 3757	\$1,165,000	18/09/2021

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:

08/11/2021 16:47

48 Deviation Road, Kinglake Central Vic 3757

Jordyn Kruger

5786 2033

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 4  3  2

Rooms: 6

Property Type: House

Land Size: 81900 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

08/11/2020 - 07/11/2021: \$745,000

Comparable Properties

2993 Healesville kinglake Rd KINGLAKE 3763 (REI/VG) Agent Comments

 6  3  10

Price: \$1,300,000

Method: Private Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 40468 sqm approx

2994 Healesville kinglake Rd KINGLAKE 3763 (REI/VG) Agent Comments

 4  2  2

Price: \$1,200,000

Method: Sale by Tender

Date: 30/04/2021

Property Type: House (Res)

Land Size: 78104 sqm approx



176 Deviation Rd KINGLAKE CENTRAL 3757 (REI) Agent Comments

 3  2  7

Price: \$1,165,000

Method: Private Sale

Date: 18/09/2021

Property Type: House

Land Size: 60702.90 sqm approx

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



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