

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

2993 Healesville-kinglake Road, Kinglake Vic 3763

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$599,999

Property Type House

Suburb Kinglake

Period - From 12/03/2020

to 11/03/2021

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	20 Howard Rd KINGLAKE 3763	\$1,180,000	03/07/2020
2			
3			

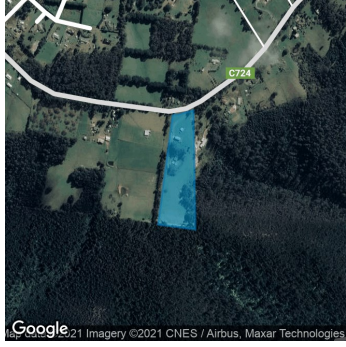
OR

~~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:

12/03/2021 11:49

2993 Healesville-kinglake Road, Kinglake Vic 3763



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 44500 sqm approx

Agent Comments

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Indicative Selling Price

\$1,200,000

Median House Price

12/03/2020 - 11/03/2021: \$599,999

Comparable Properties



20 Howard Rd KINGLAKE 3763 (VG)



Price: \$1,180,000

Method: Sale

Date: 03/07/2020

Property Type: Mixed Farming (Rur)

Land Size: 318 sqm approx

Agent Comments

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.

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

Additional sales that are out of the 5km radius that support the indicative selling price of this property:

	Price	Date of Sale
656 Gordons Bridge Road, Castella	1,315,000	21/11/2020
699 Kinglake-Glenburn Road, Kinglake	1,330,000	02/11/2020
486 Extons Road, Kinglake Central	1,220,000	27/11/2020