

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

56 Bushy Park Estate Road, Kinglake Vic 3763

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Kinglake

Period - From

01/07/2020

to

30/06/2021

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	63 Edward Staff Dr KINGLAKE 3763	\$1,040,000	10/06/2021
2	2994 Healesville kinglake Rd KINGLAKE 3763	\$1,200,000	30/04/2021
3	24 Ward St KINGLAKE 3763	\$920,000	18/02/2020

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:

29/07/2021 16:51

56 Bushy Park Estate Road, Kinglake Vic 3763

William Verhagen

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Indicative Selling Price

\$1,100,000

Median House Price

Year ending June 2021: \$680,000



3 2 2

Property Type: House (Res)

Land Size: 200424 sqm approx

Agent Comments

Comparable Properties



63 Edward Staff Dr KINGLAKE 3763 (REI)

Agent Comments

5 2 5

Price: \$1,040,000

Method: Private Sale

Date: 10/06/2021

Property Type: House

Land Size: 12140.58 sqm approx

2994 Healesville kinglake Rd KINGLAKE 3763 (REI)

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



24 Ward St KINGLAKE 3763 (REI/VG)

Agent Comments

6 3 8

Price: \$920,000

Method: Private Sale

Date: 18/02/2020

Rooms: 9

Property Type: House

Land Size: 3814 sqm approx

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