

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



 4  2  2

**Land Size:** 1710m2  
(approx.)

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

175 Whittlesea-Kinglake Road, Kinglake VIC 3763

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$ 380,000

&

\$ 420,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 350,500

\*House



\*Unit



Suburb  
or locality

Kinglake

Period - From

Jan 2017

to

Feb 2017

Source

RP Dta

#### 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 - 311 Kinglake-Glenburn Road, Kinglake VIC 3763	\$ 410,000	03.03.16
2 - 194 Whittlesea-Kinglake Road, Kinglake VIC 3763	\$ 385,000	20.02.17
3 - 1 Reserve Road, Kinglake VIC 3763	\$ 420,000	09.02.16

**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.