

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

3 Morris Court, Kinglake Vic 3763

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$605,000

Property Type

House

Suburb

Kinglake

Period - From

01/07/2020

to

30/09/2020

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	33 Grandview Cr KINGLAKE CENTRAL 3757	\$350,000	04/09/2020
2	222 Kinglake Glenburn Rd KINGLAKE 3763	\$300,000	10/03/2020
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:

06/11/2020 16:13

3 Morris Court, Kinglake Vic 3763

William Verhagen

03 5786 2033

0437 371 969

william@integrityrealestate.net.au

Indicative Selling Price

\$360,000

Median House Price

September quarter 2020: \$605,000



Property Type: Land
Land Size: 4886 sqm approx
Agent Comments

Comparable Properties



33 Grandview Cr KINGLAKE CENTRAL 3757 (REI/VG) **Agent Comments**



Price: \$350,000
Method: Private Sale
Date: 04/09/2020
Property Type: Land
Land Size: 4609 sqm approx

222 Kinglake Glenburn Rd KINGLAKE 3763 (VG) **Agent Comments**



Price: \$300,000
Method: Sale
Date: 10/03/2020
Property Type: Hobby Farm < 20 ha
Land Size: 4573 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.