Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 21 Bald Spur Road, Kinglake Central Vic 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,000,000		&		\$1,100,0	00		
Median sale p	rice							
Median price	\$932,500	Pro	operty Type	Hou	se		Suburb	Kinglake Central
Period - From	17/01/2024	to	16/01/2025		So	urce	Property	/ Data

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	29 Elvin Dr KINGLAKE 3763	\$1,050,000	27/06/2024
2	2 Hawkins Dr KINGLAKE 3763	\$1,080,000	12/04/2024
3	22 Cobham Rd KINGLAKE 3763	\$1,060,000	04/11/2023

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:

17/01/2025 12:32



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Property Type: House (Res) **Land Size:** 2378 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 17/01/2024 - 16/01/2025: \$932,500

Comparable Properties

29 Elvin Dr KINGLAKE 3763 (VG) === 4 🚔 - 🛱 -	Agent Comments	
Price: \$1,050,000 Method: Sale Date: 27/06/2024 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 6848 sqm approx		
2 Hawkins Dr KINGLAKE 3763 (VG)	Agent Comments	
22 Cobham Rd KINGLAKE 3763 (REI/VG) 5 2 2 2 Price: \$1,060,000 Method: Private Sale Date: 04/11/2023 Property Type: House (Res) Land Size: 4093 sqm approx	Agent Comments	

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



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