

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

7 Bower Street, Kinglake Vic 3763

Indicative selling price

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

Single price

\$740,000

Median sale price

Median price

\$761,000

Property Type

House

Suburb

Kinglake

Period - From

01/07/2022

to

30/06/2023

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	345 Kinglake Glenburn Rd KINGLAKE 3763	\$750,000	27/01/2023
2	2 Braeside Av KINGLAKE 3763	\$740,000	12/05/2023
3	285 Kinglake Glenburn Rd KINGLAKE 3763	\$730,000	11/08/2022

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:

06/10/2023 10:11

7 Bower Street, Kinglake Vic 3763

Integrity

William Verhagen

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Indicative Selling Price

\$740,000

Median House Price

Year ending June 2023: \$761,000



3 1 2

Rooms: 6

Property Type: House

Land Size: 2000 sqm approx

Agent Comments

Comparable Properties



345 Kinglake Glenburn Rd KINGLAKE 3763 (REI/VG)

Agent Comments

4 2 4

Price: \$750,000

Method: Private Sale

Date: 27/01/2023

Property Type: House (Res)

Land Size: 1380 sqm approx



2 Braeside Av KINGLAKE 3763 (REI/VG)

Agent Comments

4 2 1

Price: \$740,000

Method: Private Sale

Date: 12/05/2023

Property Type: House

Land Size: 2132 sqm approx



285 Kinglake Glenburn Rd KINGLAKE 3763 (VG)

Agent Comments

5 - -

Price: \$730,000

Method: Sale

Date: 11/08/2022

Property Type: House (Previously Occupied - Detached)

Land Size: 2628 sqm approx

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



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