

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

2994 Healesville-kinglake Road, Kinglake Vic 3763

Indicative selling price

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

Single price \$1,200,000

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	56 Bushy Park Estate Rd KINGLAKE 3763	\$1,100,000	06/07/2021
2	63 Edward Staff Dr KINGLAKE 3763	\$1,040,000	10/06/2021
3	2993 Healesville kinglake Rd KINGLAKE 3763	\$1,300,000	20/03/2021

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 16:46

2994 Healesville-kinglake Road, Kinglake Vic 3763

William Verhagen

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Indicative Selling Price

\$1,200,000

Median House Price

Year ending June 2021: \$680,000



 4  2  2

Property Type: House (Res)

Land Size: 78104 sqm approx

Agent Comments

Comparable Properties

56 Bushy Park Estate Rd KINGLAKE 3763 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 06/07/2021

Property Type: House (Res)

Land Size: 200424 sqm approx



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

2993 Healesville kinglake Rd KINGLAKE 3763 (REI/VG)

Agent Comments

 6  3  10

Price: \$1,300,000

Method: Private Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 40468 sqm approx

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