

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

14 George Street, Kinglake Vic 3763

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$850,000 Property Type House Suburb Kinglake

Period - From 01/01/2024 to 31/12/2024 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	43 Victoria Rd KINGLAKE 3763	\$630,000	25/11/2024
2	249 Extons Rd KINGLAKE CENTRAL 3757	\$600,000	02/11/2024
3	7 Kinglake Glenburn Rd KINGLAKE 3763	\$620,000	22/07/2024

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:

03/02/2025 13:25



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
Year ending December 2024: \$850,000

Comparable Properties



43 Victoria Rd KINGLAKE 3763 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 2279 sqm approx

249 Extons Rd KINGLAKE CENTRAL 3757 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 02/11/2024
Property Type: Crop Production - General/N.E.C.
Land Size: 1100000 sqm approx



7 Kinglake Glenburn Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 933 sqm approx

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