

# 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 9 Jouvelet Street, Kinglake West Vic 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,080,000

### Median sale price

Median price \$922,500 Property Type House Suburb Kinglake West

Period - From 08/10/2023 to 07/10/2024 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 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	67 Edenvale Cr KINGLAKE WEST 3757	\$1,055,000	24/02/2024
2	119 Watsons Rd KINGLAKE WEST 3757	\$1,080,000	17/06/2023
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: 08/10/2024 10:04



**Property Type:** House  
**Land Size:** 4047 sqm approx  
**Agent Comments**

## Comparable Properties



**67 Edenvale Cr KINGLAKE WEST 3757**  
**(REI/VG)**

**Agent Comments**



**Price:** \$1,055,000  
**Method:** Private Sale  
**Date:** 24/02/2024  
**Property Type:** House  
**Land Size:** 20200 sqm approx



**119 Watsons Rd KINGLAKE WEST 3757**  
**(REI/VG)**

**Agent Comments**



**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 17/06/2023  
**Property Type:** House  
**Land Size:** 6035 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.