

# 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

13 Currajong Avenue, Kinglake Vic 3763

### Indicative selling price

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

Range between \$680,000 & \$720,000

### 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	2 Mervyn St KINGLAKE 3763	\$700,000	31/10/2020
2	29 Victoria Rd KINGLAKE 3763	\$695,000	06/05/2021
3	319 Kinglake Glenburn Rd KINGLAKE 3763	\$680,000	25/02/2021

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:

14/09/2021 09:21

13 Currajong Avenue, Kinglake Vic 3763

William Verhagen

03 5786 2033

0437 371 969

william@integrityrealestate.net.au

**Indicative Selling Price**

\$680,000 - \$720,000

**Median House Price**

Year ending June 2021: \$680,000



 4  1  2

**Rooms:** 8

**Property Type:** House

**Land Size:** 1946 sqm approx

Agent Comments

## Comparable Properties



**2 Mervyn St KINGLAKE 3763 (REI/VG)**

Agent Comments

 4  2  4

**Price:** \$700,000

**Method:** Private Sale

**Date:** 31/10/2020

**Property Type:** House

**Land Size:** 3000 sqm approx



**29 Victoria Rd KINGLAKE 3763 (REI/VG)**

Agent Comments

 4  2  4

**Price:** \$695,000

**Method:** Sale by Tender

**Date:** 06/05/2021

**Rooms:** 6

**Property Type:** House

**Land Size:** 1309 sqm approx



**319 Kinglake Glenburn Rd KINGLAKE 3763 (REI)**

Agent Comments

 4  2  4

**Price:** \$680,000

**Method:** Private Sale

**Date:** 25/02/2021

**Property Type:** House

**Land Size:** 3344 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.