

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

39 Ellison Street, Kinglake Vic 3763

Indicative selling price

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

Range between \$975,000

&

\$995,000

Median sale price

Median price \$977,750

Property Type House

Suburb Kinglake

Period - From 01/01/2022

to

31/03/2022

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	11 Koetong St KINGLAKE 3763	\$1,100,000	27/07/2021
2	12 Hawkins Dr KINGLAKE 3763	\$985,500	01/03/2022
3	4 Lilian Ct KINGLAKE 3763	\$970,000	03/03/2022

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:

26/04/2022 14:32

39 Ellison Street, Kinglake Vic 3763

William Verhagen

03 5786 2033

0437 371 969

william@integrityrealestate.com.au

Indicative Selling Price

\$975,000 - \$995,000

Median House Price

March quarter 2022: \$977,750



3 2

Property Type: House

Land Size: 16117 sqm approx

Agent Comments

Comparable Properties



11 Koetong St KINGLAKE 3763 (REI/VG)

Agent Comments

4 2 12

Price: \$1,100,000

Method: Private Sale

Date: 27/07/2021

Property Type: House

Land Size: 10000 sqm approx



12 Hawkins Dr KINGLAKE 3763 (REI/VG)

Agent Comments

3 2 2

Price: \$985,500

Method: Private Sale

Date: 01/03/2022

Property Type: House

Land Size: 4308 sqm approx



4 Lilian Ct KINGLAKE 3763 (REI)

Agent Comments

4 2 6

Price: \$970,000

Method: Private Sale

Date: 03/03/2022

Property Type: House

Land Size: 5416 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.