

# 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

15 Kinglake-glenburn Road, Kinglake Vic 3763

### Indicative selling price

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

Range between

\$690,000

&

\$730,000

### Median sale price

Median price

\$796,500

Property Type

House

Suburb

Kinglake

Period - From

24/02/2022

to

23/02/2023

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	345 Kinglake Glenburn Rd KINGLAKE 3763	\$750,000	27/01/2023
2	14 Mervyn St KINGLAKE 3763	\$720,000	15/09/2022
3	67 Whittlesea Kinglake Rd KINGLAKE 3763	\$720,000	12/09/2022

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:

24/02/2023 12:48

15 Kinglake-glenburn Road, Kinglake Vic 3763

**Integrity**

William Verhagen

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**Indicative Selling Price**

\$690,000 - \$730,000

**Median House Price**

24/02/2022 - 23/02/2023: \$796,500



**Property Type:**

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 27/01/2023

**Property Type:** House (Res)

**Land Size:** 1380 sqm approx



**14 Mervyn St KINGLAKE 3763 (VG)**

Agent Comments



**Price:** \$720,000

**Method:** Sale

**Date:** 15/09/2022

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2030 sqm approx



**67 Whittlesea Kinglake Rd KINGLAKE 3763 (REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 12/09/2022

**Property Type:** House

**Land Size:** 987 sqm approx

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



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