

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 Bower Street, Kinglake Vic 3763

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$575,000

Property Type House

Suburb Kinglake

Period - From 02/07/2019

to 01/07/2020

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	18 Currajong Av KINGLAKE 3763	\$550,000	23/11/2019
2	5 Grandview Cr KINGLAKE CENTRAL 3757	\$525,000	10/10/2019
3	204 Kinglake Glenburn Rd KINGLAKE 3763	\$520,000	07/09/2019

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:

02/07/2020 16:41

9 Bower Street, Kinglake Vic 3763

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Property Type: House
Land Size: 2024 sqm approx
Agent Comments

Indicative Selling Price
\$530,000

Median House Price
02/07/2019 - 01/07/2020: \$575,000

Comparable Properties

18 Currajong Av KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 23/11/2019
Rooms: 6
Property Type: House
Land Size: 1788 sqm approx

5 Grandview Cr KINGLAKE CENTRAL 3757 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 10/10/2019
Rooms: 6
Property Type: House
Land Size: 1807 sqm approx



204 Kinglake Glenburn Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 07/09/2019
Rooms: 4
Property Type: House
Land Size: 2236 sqm approx

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



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.