

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 The Ridge, Kinglake Vic 3763

Indicative selling price

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

Range between \$880,000

&

\$920,000

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 two kilometres of the property for sale in the last six 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	5 Elvin Dr KINGLAKE 3763	\$895,000	29/04/2021
2	5 Morris Ct KINGLAKE 3763	\$875,000	13/07/2021
3	2 The Ridge KINGLAKE 3763	\$750,000	22/07/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/09/2021 15:24

10 The Ridge, Kinglake Vic 3763

Jordyn Kruger

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Indicative Selling Price

\$880,000 - \$920,000

Median House Price

Year ending June 2021: \$680,000



3 2 2

Property Type: Residential

Land Size: 1925 sqm approx

Agent Comments

Comparable Properties



5 Elvin Dr KINGLAKE 3763 (REI/VG)

Agent Comments

4 2 4

Price: \$895,000

Method: Private Sale

Date: 29/04/2021

Property Type: House (Res)

Land Size: 4501 sqm approx

5 Morris Ct KINGLAKE 3763 (REI/VG)

Agent Comments

4 2 2

Price: \$875,000

Method: Sale by Tender

Date: 13/07/2021

Rooms: 6

Property Type: House (Res)

Land Size: 6851 sqm approx



2 The Ridge KINGLAKE 3763 (VG)

Agent Comments

3 - -

Price: \$750,000

Method: Sale

Date: 22/07/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 1970 sqm approx

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



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