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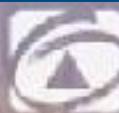
| Mark Gunther



STATEMENT OF INFORMATION

235 GORDONS BRIDGE ROAD, KINGLAKE, VIC 3763

PREPARED BY GARY LUCAS, FIRST NATIONAL REAL ESTATE MARK GUNTHER



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



235 GORDONS BRIDGE ROAD, KINGLAKE,  4  2  4

Indicative Selling Price

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

Price Range: **\$1,910,000 to \$2,100,000**

Provided by: Gary Lucas, First National Real Estate Mark Gunther

MEDIAN SALE PRICE



KINGLAKE, VIC, 3763

Suburb Median Sale Price (House)

\$730,000

01 July 2022 to 30 June 2023

Provided by: 

COMPARABLE PROPERTIES

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.



670 OLD TOOLANGI-DIXONS CREEK RD,  4  -  -

Sale Price

\$5,100,000

Sale Date: 04/11/2022

Distance from Property: 6.9km



1975 HEALESVILLE-KINGLAKE RD, TOOLANGI,  4  2  6

Sale Price

\$1,800,000

Sale Date: 01/08/2022

Distance from Property: 5.7km



500 GORDONS BRIDGE RD, CASTELLA, VIC  3  1  3

Sale Price

\$1,700,000

Sale Date: 01/06/2022

Distance from Property: 2.3km



This report has been compiled on 20/09/2023 by First National Real Estate Mark Gunther. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

235 GORDONS BRIDGE ROAD, KINGLAKE, VIC 3763

Indicative selling price

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

Price Range:

\$1,910,000 to \$2,100,000

Median sale price

Median price

\$730,000

Property type

House

Suburb

KINGLAKE

Period

01 July 2022 to 30 June 2023

Source



Comparable property sales

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

670 OLD TOOLANGI-DIXONS CREEK RD, DIXONS CREEK, VIC 3775	\$5,100,000	04/11/2022
1975 HEALESVILLE-KINGLAKE RD, TOOLANGI, VIC 3777	\$1,800,000	01/08/2022
500 GORDONS BRIDGE RD, CASTELLA, VIC 3777	\$1,700,000	01/06/2022

This Statement of Information was prepared on:

20/09/2023