

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

313 Kinglake-glenburn Road, Kinglake Vic 3763

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Kinglake

Period - From

01/10/2024

to

31/12/2024

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	2941 Healesville Kinglake Rd KINGLAKE 3763	\$1,000,000	29/11/2024
2	10 Mountain Home Rd KINGLAKE 3763	\$980,000	05/08/2024
3	30 Elvin Dr KINGLAKE 3763	\$950,000	12/06/2024

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:

29/01/2025 14:13

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Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

December quarter 2024: \$900,000



Property Type:
Agent Comments

Comparable Properties



2941 Healesville Kinglake Rd KINGLAKE 3763 (REI)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 41361 sqm approx



10 Mountain Home Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 05/08/2024
Rooms: 7
Property Type: House (Res)
Land Size: 7847 sqm approx



30 Elvin Dr KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 12/06/2024
Property Type: House
Land Size: 6905 sqm approx