### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 674 Extons Road, Kinglake Central Vic 3757

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |               |                         |  |  |  |  |
|--|-------------|---------------|-------------------------|--|--|--|--|
| Range between  | \$1,200,000 | &             | \$1,300,000             |  |  |  |  |
| Median sale price*   |             |               |                         |  |  |  |  |
| Median price   |             | Property Type | Suburb Kinglake Central |  |  |  |  |
| Period - From  |             | to            | Source                  |  |  |  |  |

#### 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 sixmonths 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                              | 680 Denereaz Dr PHEASANT CREEK 3757 | \$1,200,000 | 24/01/2023   |
| 2                              | 155 Wallaby Way PHEASANT CREEK 3757 | \$1,010,000 | 31/03/2023   |
| 3                              |                                     |             |              |

OR

**B**<sup>\*</sup> 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:

06/07/2023 15:42

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



674 Extons Road, Kinglake Central Vic 3757

# Integrity





Property Type: House Land Size: 128728 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

> Indicative Selling Price \$1,200,000 - \$1,300,000 No median price available

## **Comparable Properties**

| Sintegrity | 680 Denereaz Dr PHEASANT CREEK 3757<br>(REI/VG)<br>4 2 2 2<br>Price: \$1,200,000<br>Method: Private Sale<br>Date: 24/01/2023<br>Property Type: House<br>Land Size: 21227 sqm approx  | Agent Comments |
|------------|--|----------------|
| Rentegrity | 155 Wallaby Way PHEASANT CREEK 3757<br>(REI/VG)<br>4 2 2 10<br>Price: \$1,010,000<br>Method: Private Sale<br>Date: 31/03/2023<br>Property Type: House<br>Land Size: 20021 sqm approx | Agent Comments |

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.

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

propertydata



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