### 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 (REI/VG) 4 2 2 2 Price: \$1,200,000 Method: Private Sale Date: 24/01/2023 Property Type: House Land Size: 21227 sqm approx	Agent Comments
Rentegrity	155 Wallaby Way PHEASANT CREEK 3757 (REI/VG) 4 2 2 10 Price: \$1,010,000 Method: Private Sale Date: 31/03/2023 Property Type: House 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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