

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 35 Robertson Road, Kinglake Vic 3763

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$590,000 Property Type House Suburb Kinglake

Period - From 01/07/2019 to 30/06/2020 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	122 Kinglake glenburn Rd KINGLAKE 3763	\$610,000	04/07/2020
2	2 The Ridge KINGLAKE 3763	\$603,000	23/12/2019
3	251 Kinglake glenburn Rd KINGLAKE 3763	\$590,000	06/04/2020

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: 31/08/2020 17:30

35 Robertson Road, Kinglake Vic 3763



 3  2  2

Property Type: House
Land Size: 1403 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$580,000
Median House Price
Year ending June 2020: \$590,000

Comparable Properties

122 Kinglake glenburn Rd KINGLAKE 3763 (REI)

Agent Comments

 3  1  4

Price: \$610,000
Method: Private Sale
Date: 04/07/2020
Rooms: 9
Property Type: House
Land Size: 2018 sqm approx



2 The Ridge KINGLAKE 3763 (REI/VG)

Agent Comments

 3  1  4

Price: \$603,000
Method: Private Sale
Date: 23/12/2019
Rooms: 4
Property Type: House
Land Size: 1997 sqm approx



251 Kinglake glenburn Rd KINGLAKE 3763 (REI)

Agent Comments

 3  2  2

Price: \$590,000
Method: Private Sale
Date: 06/04/2020
Rooms: 5
Property Type: House
Land Size: 2017 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.