

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

29 Victoria Road, Kinglake Vic 3763

Indicative selling price

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

Range between \$670,000

&

\$715,000

Median sale price

Median price \$600,000

Property Type House

Suburb Kinglake

Period - From 08/04/2020

to

07/04/2021

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	4 Robertson Rd, Kinglake, Vic 3763, Australia	\$750,000	12/01/2021
2	3242 Healesville Kinglake Rd KINGLAKE 3763	\$690,000	21/11/2019
3	43 Royal Cr KINGLAKE 3763	\$670,000	11/01/2020

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:

08/04/2021 14:24

29 Victoria Road, Kinglake Vic 3763

Jordyn Kruger

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 4  2  2

Rooms: 8

Property Type: House

Land Size: 1378 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$715,000

Median House Price

08/04/2020 - 07/04/2021: \$600,000

Comparable Properties

4 Robertson Rd, Kinglake, Vic 3763, Australia (REI) **Agent Comments**

 4  2  6

Price: \$750,000

Method:

Date: 12/01/2021

Property Type: House



3242 Healesville Kinglake Rd KINGLAKE 3763 (REI/VG) **Agent Comments**

 4  3  2

Price: \$690,000

Method: Private Sale

Date: 21/11/2019

Rooms: 7

Property Type: House

Land Size: 1485 sqm approx



43 Royal Cr KINGLAKE 3763 (VG) **Agent Comments**

 4  -  -

Price: \$670,000

Method: Sale

Date: 11/01/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 1800 sqm approx

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