

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

26 Kinglake-glenburn Road, Glenburn Vic 3717

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$655,000

Property Type House

Suburb Glenburn

Period - From 24/08/2019

to 23/08/2020

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	3242 Healesville Kinglake Rd KINGLAKE 3763	\$690,000	21/11/2019
2	32 Robertson Rd KINGLAKE 3763	\$590,000	30/08/2019
3	16 Kinglake glenburn Rd GLENBURN 3717	\$560,000	12/12/2019

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:

24/08/2020 17:55



Property Type:
Agent Comments

Indicative Selling Price
\$595,000

Median House Price
24/08/2019 - 23/08/2020: \$655,000

Comparable Properties



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



Price: \$690,000
Method: Private Sale
Date: 21/11/2019
Rooms: 7
Property Type: House
Land Size: 1485 sqm approx



32 Robertson Rd KINGLAKE 3763 (REI/VG) Agent Comments



Price: \$590,000
Method: Private Sale
Date: 30/08/2019
Rooms: 7
Property Type: House
Land Size: 1380 sqm approx

16 Kinglake glenburn Rd GLENBURN 3717 Agent Comments
(REI)



Price: \$560,000
Method: Private Sale
Date: 12/12/2019
Rooms: 10
Property Type: House
Land Size: 1350 sqm approx