Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 37 Victoria Road, Kinglake Vic 3763

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$840,000		&		\$870,000			
Median sale pi	rice							
Median price	\$811,000	Pro	operty Type	Hou	se		Suburb	Kinglake
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6 Currajong Av KINGLAKE 3763	\$860,000	20/10/2022
2	27 Cobham Rd KINGLAKE 3763	\$850,000	14/02/2024
3	5 Fern St KINGLAKE 3763	\$840,000	06/04/2023

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:

15/04/2024 09:03



Integrity

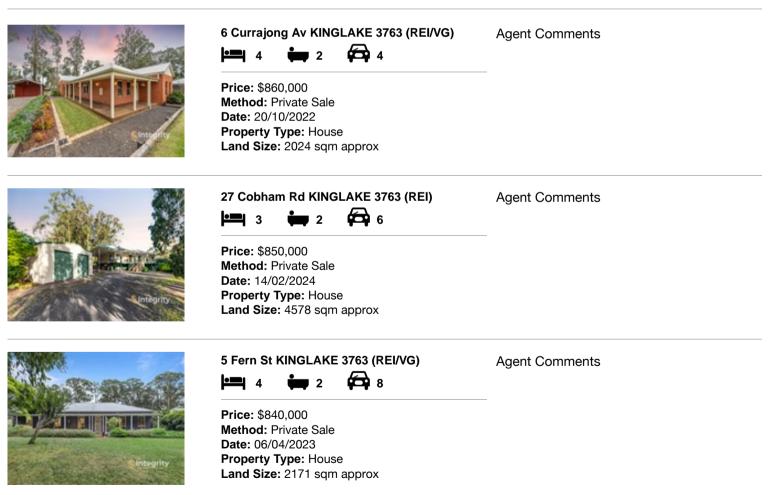




Property Type: House **Land Size:** 1440 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$840,000 - \$870,000 Median House Price Year ending March 2024: \$811,000

Comparable Properties



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





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