

# 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 21 Bald Spur Road, Kinglake Central Vic 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$932,500 Property Type House Suburb Kinglake Central

Period - From 17/01/2024 to 16/01/2025 Source Property Data

### 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	29 Elvin Dr KINGLAKE 3763	\$1,050,000	27/06/2024
2	2 Hawkins Dr KINGLAKE 3763	\$1,080,000	12/04/2024
3	22 Cobham Rd KINGLAKE 3763	\$1,060,000	04/11/2023

**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: 17/01/2025 12:32

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

17/01/2024 - 16/01/2025: \$932,500



**Property Type:** House (Res)

**Land Size:** 2378 sqm approx

Agent Comments

## Comparable Properties

**29 Elvin Dr KINGLAKE 3763 (VG)**

Agent Comments



**Price:** \$1,050,000

**Method:** Sale

**Date:** 27/06/2024

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 6848 sqm approx



**2 Hawkins Dr KINGLAKE 3763 (VG)**

Agent Comments



**Price:** \$1,080,000

**Method:** Sale

**Date:** 12/04/2024

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 4942 sqm approx



**22 Cobham Rd KINGLAKE 3763 (REI/VG)**

Agent Comments



**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 04/11/2023

**Property Type:** House (Res)

**Land Size:** 4093 sqm approx

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