### 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 22 Elvin Drive, Kinglake Vic 3763

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,180,000		&		\$1,230,0	00		
Median sale pi	rice							
Median price	\$1,060,000	Pro	operty Type	Hou	se		Suburb	Kinglake
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	58 Edward Staff Dr KINGLAKE 3763	\$1,323,000	03/04/2023
2	445 Bowden Spur Rd STRATHEWEN 3099	\$1,235,000	22/06/2023
3	119 Mcmahons Rd KINGLAKE 3763	\$1,195,000	13/11/2023

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:

19/03/2024 14:47



# Integrity





**Property Type:** House **Land Size:** 7008 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$1,180,000 - \$1,230,000 Median House Price December quarter 2023: \$1,060,000

## **Comparable Properties**

-	58 Edward Staff Dr KINGLAKE 3763 (REI/VG) 4 4 2 5	Agent Comments
T RANADA MI CARDEN	Price: \$1,323,000 Method: Private Sale	
Şintegrity	Date: 03/04/2023 Property Type: House Land Size: 11170 sqm approx	
The second -	445 Bowden Spur Rd STRATHEWEN 3099 (REI/VG)	Agent Comments
	i 3 i 2 i 2	
and the states	Price: \$1,235,000	-
A State And A State	Method: Private Sale	
	Date: 22/06/2023	
	Property Type: Rural Residential Land Size: 90681 sqm approx	
	119 Mcmahons Rd KINGLAKE 3763 (VG)	Agent Comments
Striffering Color	<b>  </b> 3 <b>   </b> - <b> </b> - <b> </b> - <b> </b> -	
15 Acres	Price: \$1,195,000	
7. 4. 4.	Method: Sale	
STORE STORE	Date: 13/11/2023 Property Type: Misc Improvements Rural (no	
2 Contraction of the	dwelling)	
The second	Land Size: 60800 sqm approx	

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





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