

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

20 Mervyn Street, Kinglake Vic 3763

Indicative selling price

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

Range between \$1,180,000 & \$1,230,000

Median sale price

Median price \$811,000 Property Type House Suburb Kinglake

Period - From 01/04/2023 to 31/03/2024 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	28 Shelly Harris Ct KINGLAKE 3763	\$1,215,000	16/04/2024
2	39 Grandview Cr KINGLAKE CENTRAL 3757	\$1,190,000	03/01/2024
3	88 Weber Rd KINGLAKE 3763	\$1,180,000	11/12/2023

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:

17/06/2024 15:29



Property Type:

Agent Comments

Comparable Properties



28 Shelly Harris Ct KINGLAKE 3763 (REI)

Agent Comments



Price: \$1,215,000

Method: Private Sale

Date: 16/04/2024

Property Type: House

Land Size: 9513 sqm approx



39 Grandview Cr KINGLAKE CENTRAL 3757 (REI/VG)

Agent Comments



Price: \$1,190,000

Method: Private Sale

Date: 03/01/2024

Property Type: House

Land Size: 12545.27 sqm approx



88 Weber Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 11/12/2023

Property Type: House

Land Size: 20000 sqm approx