

# 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

28 Grandview Crescent, 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

\$1,100,000

&

\$1,200,000

### Median sale price\*

Median price

Property Type

Suburb

Kinglake Central

Period - From

to

Source

### 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	24 Grandview Cr KINGLAKE CENTRAL 3757	\$1,130,000	12/11/2022

**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:

24/04/2024 11:14

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**No median price available**



6 6 2

**Property Type:** House  
**Land Size:** 2023 sqm approx  
**Agent Comments**

## Comparable Properties



**28 Shelly Harris Ct KINGLAKE 3763 (REI)**

**Agent Comments**

4 2 2

**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**

4 3 -

**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 03/01/2024  
**Property Type:** House  
**Land Size:** 12545.27 sqm approx



**24 Grandview Cr KINGLAKE CENTRAL 3757 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 12/11/2022  
**Property Type:** House  
**Land Size:** 2183 sqm approx

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454