



**INTEGRITY REAL ESTATE (YARRA VALLEY) PTY LTD**  
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**YARRA GLEN**  
**P:** (03) 9730 2333 • **F:** (03) 9730 2888  
**A:** Shop 2/38-40 Bell Street  
 (Box 214) Yarra Glen VIC 3775

**KINGLAKE**  
**P:** (03) 5786 2033 • **F:** (03) 5786 2188  
**A:** Shop 1/2 Kinglake-Glenburn Road  
 Kinglake VIC 3763

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
 Incl suburb & postcode

334 WHITTLESEA-KINGLAKE ROAD, KINGLAKE, VIC 3763

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$ 780,000

&

\$ 820,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 570,000

\*House

\*Unit

Suburb  
 or locality

KINGLAKE

Period - From

22/06/2017

to

22/06/2018

Source

Property Data Online

### 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 – 13 KESTREL LANE, KINGLAKE WEST VIC 3757	\$ 930,000	02/07/2018
2 – 36 EDWARD STAFF DRIVE, KINGLAKE VIC 3763	\$ 940,000	27/11/2017
3 – 73 EDWARD STAFF DRIVE, KINGLAKE VIC 3763	\$ 913,000	12/04/2018