



**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

4 MACEDON COURT, KINGLAKE WEST VIC 3757

### 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

\$ 685,000

&

\$ 700,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 638,000

\*House

\*Unit

Suburb  
or locality

KINGLAKE WEST

Period - From

13/07/17

to

13/07/18

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 1072 WHITTLESEA-KINGLAKE ROAD, KINGLAKE WEST VIC 3757	\$ 670,000	20/02/18
2 11 AMLYN COURT, KINGLAKE WEST VIC 3757	\$ 770,000	03/01/18
3 6 ALEXANDER COURT, KINGLAKE WEST VIC 3757	\$ 805,000	02/07/18