

# 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

80 Kings Rd, Kinglake West Vic 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$730,000

### Median sale price

Median price

\$275,000

Property Type

Vacant land

Suburb

Kinglake West

Period - From

21/08/2022

to

20/08/2023

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 eighteen 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		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

21/08/2023 14:28

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**Indicative Selling Price**

\$700,000 - \$730,000

**Median Land Price**

21/08/2022 - 20/08/2023: \$275,000



**Property Type:** Land  
**Land Size:** 20000 sqm approx  
**Agent Comments**

## Comparable Properties

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 eighteen months.