

# 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

30 Marks Road, 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)

Range between \$730,000 & \$750,000

### Median sale price

Median price \$705,000 Property Type House Suburb Kinglake West

Period - From 01/10/2019 to 30/09/2020 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	31 Watsons Rd KINGLAKE WEST 3757	\$770,000	12/11/2019
2	95 Watsons Rd KINGLAKE WEST 3757	\$722,500	08/07/2020
3	47 Jouvelet St KINGLAKE WEST 3757	\$722,000	31/08/2020

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:

20/11/2020 15:52

30 Marks Road, Kinglake West Vic 3757

William Verhagen

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**Indicative Selling Price**

\$730,000 - \$750,000

**Median House Price**

Year ending September 2020: \$705,000



3 2 1

**Property Type:** House

**Land Size:** 5069 sqm approx

**Agent Comments**

## Comparable Properties

31 Watsons Rd KINGLAKE WEST 3757 (VG)

**Agent Comments**

4 - -

**Price:** \$770,000

**Method:** Sale

**Date:** 12/11/2019

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 6100 sqm approx



95 Watsons Rd KINGLAKE WEST 3757  
(REI/VG)

**Agent Comments**

2 2 5

**Price:** \$722,500

**Method:** Private Sale

**Date:** 08/07/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 7199 sqm approx

47 Jouvelet St KINGLAKE WEST 3757  
(REI/VG)

**Agent Comments**

3 2 8

**Price:** \$722,000

**Method:** Private Sale

**Date:** 31/08/2020

**Rooms:** 10

**Property Type:** House

**Land Size:** 15587 sqm approx

**Account** - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.