

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price Property Type Suburb

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	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:

30 Marks Road, Kinglake West Vic 3757

William Verhagen

03 5786 2033

0437 371 969

william@integrityrealestate.net.au



 3  2  1

Property Type: House
Land Size: 5069 sqm approx
Agent Comments

Indicative Selling Price

\$730,000 - \$750,000

Median House Price

Year ending September 2020: \$705,000

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.