

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

10 Shelly Harris Court, Kinglake Vic 3763

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$340,000 Property Type Vacant land Suburb Kinglake

Period - From 19/04/2021 to 18/04/2022 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	12 Koetong St KINGLAKE 3763	\$575,000	12/07/2021
2	1 Deviation Rd KINGLAKE CENTRAL 3757	\$560,000	30/03/2021
3	22 Hawkins Dr KINGLAKE 3763	\$520,000	01/07/2021

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:

19/04/2022 15:34

10 Shelly Harris Court, Kinglake Vic 3763

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Indicative Selling Price

\$550,000 - \$570,000

Median Land Price

19/04/2021 - 18/04/2022: \$340,000



Property Type: Land

Land Size: 11064 sqm approx

Agent Comments

Comparable Properties



12 Koetong St KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$575,000

Method: Sale by Tender

Date: 12/07/2021

Property Type: Land (Res)

Land Size: 8962 sqm approx



1 Deviation Rd KINGLAKE CENTRAL 3757 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 30/03/2021

Property Type: Land

Land Size: 12247 sqm approx

22 Hawkins Dr KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$520,000

Method: Sale by Tender

Date: 01/07/2021

Property Type: Land (Res)

Land Size: 5209 sqm approx

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



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