

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

11 The Ridge, Kinglake Vic 3763

Indicative selling price

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

Range between \$380,000

&

\$400,000

Median sale price

Median price \$340,000

Property Type Vacant land

Suburb Kinglake

Period - From 26/04/2021

to

25/04/2022

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 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	9 Kinglake Glenburn Rd KINGLAKE 3763	\$390,000	06/04/2022
2	3258 Healesville kinglake Rd KINGLAKE 3763	\$385,000	05/09/2021
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:

26/04/2022 14:25

11 The Ridge, Kinglake Vic 3763

William Verhagen

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Indicative Selling Price

\$380,000 - \$400,000

Median Land Price

26/04/2021 - 25/04/2022: \$340,000



Property Type: Land (Res)

Land Size: 1978 sqm approx

Agent Comments

Comparable Properties



9 Kinglake Glenburn Rd KINGLAKE 3763 (REI) Agent Comments



Price: \$390,000

Method: Private Sale

Date: 06/04/2022

Property Type: Land

Land Size: 1060 sqm approx



3258 Healesville kinglake Rd KINGLAKE 3763 (REI/VG) Agent Comments



Price: \$385,000

Method: Private Sale

Date: 05/09/2021

Property Type: Land (Res)

Land Size: 1309 sqm approx

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.

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



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