

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

97 PHEASANT CREEK ROAD, KINGLAKE WEST VIC 3757
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Indicative selling price

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

Range between

\$460,000

 &

\$480,000

Median sale price

Median price

\$750,000

 Property type

VACANT LAND

 Suburb

KINGLAKE WEST

Period - From

30/06/18

 to

30/06/19

 Source

PROPERTY DATA ONLINE

Comparable property sales

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
2 TOMMY HUT ROAD, KINGLAKE WEST VIC 3757	\$510,000	15/07/2019
4 TOMMY HUT ROAD, KINGLAKE WEST VIC 3757	\$470,000	13/05/2019
625 DENEREAZ DRIVE, KINGLAKE WEST VIC 3757	\$435,000	08/03/2019

This Statement of Information was prepared on:

14/10/19
