

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

92 Whittlesea-kinglake Road, Kinglake Vic 3763

Indicative selling price

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

Range between \$265,000 & \$290,000

Median sale price

Median price \$307,000 Property Type Vacant land Suburb Kinglake

Period - From 28/02/2024 to 27/02/2025 Source Property Data

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	37 Whittlesea Kinglake Rd KINGLAKE 3763	\$282,000	15/06/2024
2	47 Bald Spur Rd KINGLAKE CENTRAL 3757	\$290,000	26/02/2024
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:

28/02/2025 12:25

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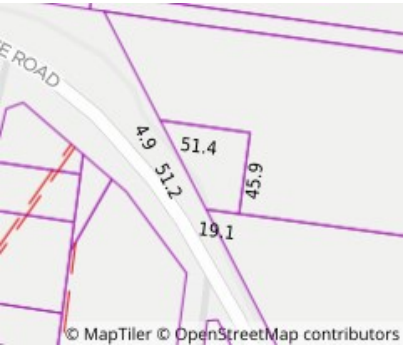
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Indicative Selling Price

\$265,000 - \$290,000

Median Land Price

28/02/2024 - 27/02/2025: \$307,000



Property Type:
Agent Comments

Comparable Properties



37 Whittlesea Kinglake Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$282,000
Method: Private Sale
Date: 15/06/2024
Property Type: Land
Land Size: 1004 sqm approx



47 Bald Spur Rd KINGLAKE CENTRAL 3757 (REI/VG)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 26/02/2024
Property Type: Land
Land Size: 4270 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.