# 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

lot 3/70 Kings Road, Kinglake West Vic 3757

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$570,000		&		\$590,000					
Median sale pi	rice									
Median price	\$675,000	Pro	operty Type	Hou	se		Suburb	Kinglake West		
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	680 Denereaz Dr PHEASANT CREEK 3757	\$500,000	21/12/2019
2	625 Denereaz Dr PHEASANT CREEK 3757	\$471,000	29/11/2019
3	97 Pheasant Creek Rd PHEASANT CREEK 3757	\$450,000	12/11/2019

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:

04/03/2021 18:02



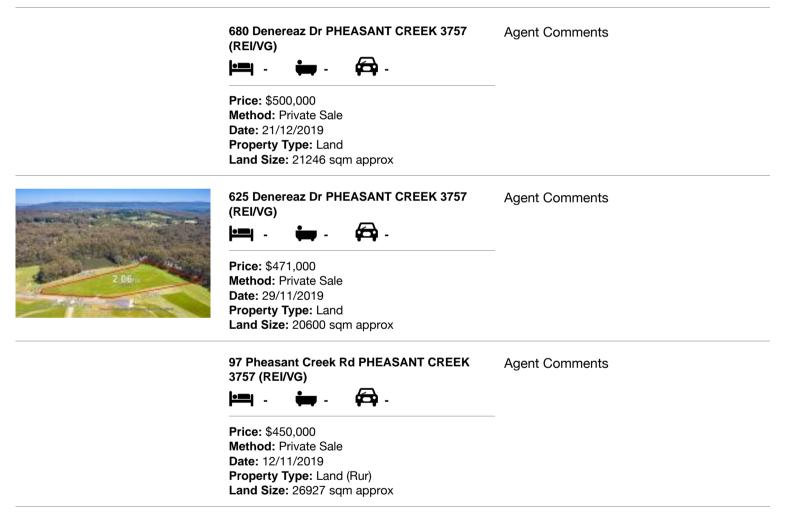
lot 3/70 Kings Road, Kinglake West Vic 3757



**Property Type:** Agent Comments Jordyn Kruger 5786 2033 0412 747 032 jordyn@integrityrealestate.net.au

Indicative Selling Price \$570,000 - \$590,000 Median House Price Year ending December 2020: \$675,000

# **Comparable Properties**



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.