

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

40 PINE RIDGE ROAD, KINGLAKE WEST, VIC 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$680,000 to 720,000

### Median sale price

Median price

\$627,500

Property type

House

Suburb

KINGLAKE WEST

Period

01 April 2020 to 31 March 2021

Source

 pricfinder

### Comparable property sales

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.

Address of comparable property

Price

Date of sale

|                                               |             |            |
|-----------------------------------------------|-------------|------------|
| 14 MARKS RD, KINGLAKE WEST, VIC 3757          | **\$705,000 | 11/02/2021 |
| 332 NATIONAL PARK RD, KINGLAKE WEST, VIC 3757 | **\$675,000 | 16/03/2021 |

This Statement of Information was prepared on: 16/04/2021



masonwhitemcdougall

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**40 PINE RIDGE ROAD, KINGLAKE WEST,**



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2



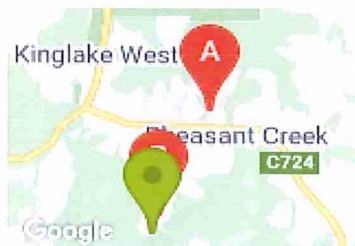
2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$680,000 to 720,000**

## MEDIAN SALE PRICE



**KINGLAKE WEST, VIC, 3757**

Suburb Median Sale Price (House)

**\$627,500**

01 April 2020 to 31 March 2021

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**14 MARKS RD, KINGLAKE WEST, VIC 3757**



3



1



2

Sale Price

**\*\*\$705,000**

Sale Date: 11/02/2021

Distance from Property: 4km



**332 NATIONAL PARK RD, KINGLAKE WEST,**



4



2



4

Sale Price

**\*\*\$675,000**

Sale Date: 16/03/2021

Distance from Property: 545m



This report has been compiled on 16/04/2021 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2021 -

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