

# 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

95 Watsons 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)

Range between

\$710,000

&

\$730,000

### Median sale price

Median price

\$700,000

Property Type

House

Suburb

Kinglake West

Period - From

04/06/2019

to

03/06/2020

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		
2		
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:

04/06/2020 09:37

95 Watsons Road, Kinglake West Vic 3757

Jordyn Kruger  
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jordyn@integrityrealestate.net.au



**Property Type:** Hobby Farm < 20  
ha (Rur)  
**Land Size:** 7199 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$710,000 - \$730,000  
**Median House Price**  
04/06/2019 - 03/06/2020: \$700,000

## 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 eighteen months.

**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.