

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

99 Watsons Road, Kinglake West Vic 3757

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$742,500

Property Type

House

Suburb

Kinglake West

Period - From

01/01/2021

to

31/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	12 Hawkins Dr KINGLAKE 3763	\$985,500	01/03/2022
2	4 Lilian Ct KINGLAKE 3763	\$970,000	03/03/2022
3	5 Amlyn Ct KINGLAKE WEST 3757	\$960,000	18/11/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/03/2022 10:59

99 Watsons Road, Kinglake West Vic 3757

William Verhagen

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william@integrityrealestate.com.au

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending December 2021: \$742,500



4 2 3

Rooms: 6

Property Type: House

Land Size: 7610.9 sqm approx

Agent Comments

Comparable Properties



12 Hawkins Dr KINGLAKE 3763 (REI)

Agent Comments

3 2 2

Price: \$985,500

Method: Private Sale

Date: 01/03/2022

Property Type: House

Land Size: 4308 sqm approx



4 Lilian Ct KINGLAKE 3763 (REI)

Agent Comments

4 2 6

Price: \$970,000

Method: Private Sale

Date: 03/03/2022

Property Type: House

Land Size: 5416 sqm approx



5 Amlyn Ct KINGLAKE WEST 3757 (REI/VG)

Agent Comments

3 2 4

Price: \$960,000

Method: Private Sale

Date: 18/11/2021

Property Type: House

Land Size: 11236 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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