

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

10 Fairview Road, Kinglake Vic 3763

Indicative selling price

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

Single price

\$140,000

Median sale price

Median price

\$237,500

Property Type

Vacant land

Suburb

Kinglake

Period - From

09/03/2020

to

08/03/2021

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 18 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	74 Whittlesea kinglake Rd KINGLAKE 3763	\$169,000	20/11/2020
2	95 Whittlesea kinglake Rd KINGLAKE 3763	\$60,000	27/11/2020
3	4 Fairview Rd KINGLAKE 3763	\$47,000	08/01/2020

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:

09/03/2021 12:55

10 Fairview Road, Kinglake Vic 3763



Property Type: Land
Land Size: 2582 sqm approx
Agent Comments

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Indicative Selling Price
\$140,000

Median Land Price
09/03/2020 - 08/03/2021: \$237,500

Comparable Properties



74 Whittlesea Kinglake Rd KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$169,000
Method: Private Sale
Date: 20/11/2020
Property Type: Land
Land Size: 5067 sqm approx

95 Whittlesea Kinglake Rd KINGLAKE 3763 (REI)

Agent Comments



Price: \$60,000
Method: Private Sale
Date: 27/11/2020
Property Type: Land
Land Size: 1215 sqm approx



4 Fairview Rd KINGLAKE 3763 (VG)

Agent Comments



Price: \$47,000
Method: Sale
Date: 08/01/2020
Property Type: Land
Land Size: 2954 sqm approx

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