

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

3 & 3A Monarch Close, Kinglake West Vic 3757

Indicative selling price

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

Single price \$1,600,000

Median sale price

Median price \$880,000

Property Type House

Suburb Kinglake West

Period - From 01/07/2021

to 30/06/2022

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	85 National Park Rd PHEASANT CREEK 3757	\$1,655,000	08/12/2021
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:

19/08/2022 17:04



Property Type: House

Land Size: 20640 sqm approx

Agent Comments

Comparable Properties



85 National Park Rd PHEASANT CREEK 3757 (REI) Agent Comments



Price: \$1,655,000

Method: Sale by Tender

Date: 08/12/2021

Property Type: House (Res)

Land Size: 210436 sqm approx

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.