

# 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

25 Parkside Road, Kinglake Vic 3763

### Indicative selling price

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

Single price \$95,000

### Median sale price

Median price \$370,500

Property Type Vacant land

Suburb Kinglake

Period - From 30/10/2023

to 29/10/2024

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	9 Parkside Rd KINGLAKE 3763	\$70,000	17/10/2024
2	13 Fairview Rd KINGLAKE 3763	\$71,500	18/09/2023
3	11 Fairview Rd KINGLAKE 3763	\$85,000	03/07/2023

**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:

30/10/2024 16:25



**Property Type:** Land

**Land Size:** 1457 sqm approx

Agent Comments

## Comparable Properties



**9 Parkside Rd KINGLAKE 3763 (REI)**

Agent Comments



**Price:** \$70,000

**Method:** Private Sale

**Date:** 17/10/2024

**Property Type:** Land

**Land Size:** 1334 sqm approx

**13 Fairview Rd KINGLAKE 3763 (VG)**

Agent Comments



**Price:** \$71,500

**Method:** Sale

**Date:** 18/09/2023

**Property Type:** Land

**Land Size:** 1910 sqm approx



**11 Fairview Rd KINGLAKE 3763 (REI)**

Agent Comments



**Price:** \$85,000

**Method:** Private Sale

**Date:** 03/07/2023

**Property Type:** Land

**Land Size:** 2879 sqm approx