

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 Whittlesea-kinglake Road, Kinglake Vic 3763

Indicative selling price

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

Single price

\$120,000

Median sale price

Median price

\$275,000

Property Type

Vacant land

Suburb

Kinglake

Period - From

22/08/2022

to

21/08/2023

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 | 11 Bald Spur Rd KINGLAKE CENTRAL 3757 | \$130,000 | 10/06/2023 |
| 2 | 293 National Park Rd KINGLAKE WEST 3757 | \$115,000 | 25/08/2022 |
| 3 | 10 Fairview Rd KINGLAKE 3763 | \$95,000 | 20/12/2022 |

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:

22/08/2023 09:54



Property Type: Land

Land Size: 1215 sqm approx

Agent Comments

Comparable Properties

11 Bald Spur Rd KINGLAKE CENTRAL 3757 (VG)

Agent Comments



Price: \$130,000

Method: Sale

Date: 10/06/2023

Property Type: Land

Land Size: 2368 sqm approx



293 National Park Rd KINGLAKE WEST 3757 (VG)

Agent Comments



Price: \$115,000

Method: Sale

Date: 25/08/2022

Property Type: Land

Land Size: 1782 sqm approx

10 Fairview Rd KINGLAKE 3763 (VG)

Agent Comments



Price: \$95,000

Method: Sale

Date: 20/12/2022

Property Type: Land

Land Size: 1311 sqm approx