### 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

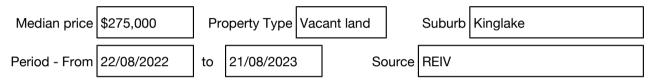
95 Whittlesea-kinglake Road, Kinglake Vic 3763

#### Indicative selling price

	consumer.vic.gov.a	

Single price \$120,000

#### Median sale price



#### 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



# Integrity

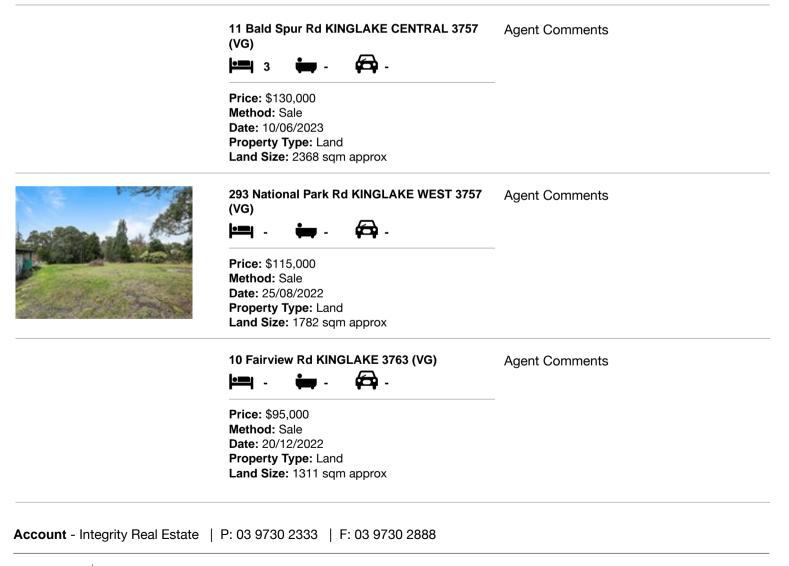




**Property Type:** Land **Land Size:** 1215 sqm approx Agent Comments Robert Verhagen 03 5786 2033 0448 820 022 robert@integrityrealestate.com.au

Indicative Selling Price \$120,000 Median Land Price 22/08/2022 - 21/08/2023: \$275,000

## **Comparable Properties**







The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.