

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$85,000

### Median sale price

Median price

\$217,500

Property Type

Vacant land

Suburb

Kinglake

Period - From

29/08/2019

to

28/08/2020

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                              | 3 Hill Rd KINGLAKE 3763     | \$60,000 | 09/01/2020   |
| 2                              | 4 Fairview Rd KINGLAKE 3763 | \$47,000 | 08/01/2020   |
| 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:

29/08/2020 14:07

95 Whittlesea-kinglake Road, Kinglake Vic 3763

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**Indicative Selling Price**

\$85,000

**Median Land Price**

29/08/2019 - 28/08/2020: \$217,500



**Property Type:**

Agent Comments

## Comparable Properties



**3 Hill Rd KINGLAKE 3763 (REI/VG)**

Agent Comments



**Price:** \$60,000

**Method:** Private Sale

**Date:** 09/01/2020

**Property Type:** Land (Res)

**Land Size:** 1488 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

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.

**Account** - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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.