

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

200 Whittlesea-kinglake Road, Kinglake Central Vic 3757

Indicative selling price

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

Range between

\$890,000

&

\$940,000

Median sale price*

Median price

Property Type

Suburb

Kinglake Central

Period - From

to

Source

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	195 Ninks Rd ST ANDREWS 3761	\$925,500	16/12/2022
2	195 Ninks Rd ST ANDREWS 3761	\$925,500	22/12/2022
3	12 Mountain Rush La KINGLAKE 3763	\$915,000	11/04/2023

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:

16/11/2023 14:13

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

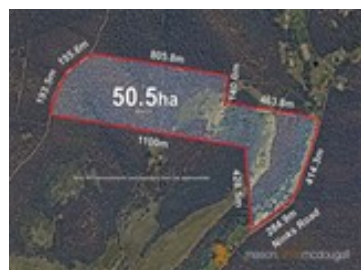


Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4269 sqm approx

Agent Comments

Comparable Properties



195 Ninks Rd ST ANDREWS 3761 (VG)

Agent Comments



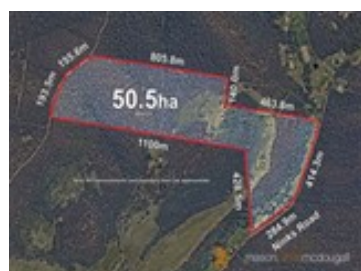
Price: \$925,500

Method: Sale

Date: 16/12/2022

Property Type: Sheep and Cattle

Land Size: 507155 sqm approx



195 Ninks Rd ST ANDREWS 3761 (REI)

Agent Comments



Price: \$925,500

Method: Private Sale

Date: 22/12/2022

Property Type: Land

Land Size: 506821 sqm approx

12 Mountain Rush La KINGLAKE 3763 (VG)

Agent Comments



Price: \$915,000

Method: Sale

Date: 11/04/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 9797 sqm approx