

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

21 Amlyn Court, Kinglake West Vic 3757

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$922,500

Property Type House

Suburb Kinglake West

Period - From 02/11/2021

to 01/11/2022

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	43 Koala Dr PHEASANT CREEK 3757	\$1,425,000	18/10/2022
2	158 Kings Rd KINGLAKE WEST 3757	\$1,360,000	07/05/2022
3	30 Ryan Rd KINGLAKE WEST 3757	\$1,350,000	02/02/2022

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:

02/11/2022 10:01



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20200 sqm approx

Agent Comments

Comparable Properties



43 Koala Dr PHEASANT CREEK 3757 (REI)

Agent Comments



Price: \$1,425,000

Method: Private Sale

Date: 18/10/2022

Property Type: House

Land Size: 20200 sqm approx



158 Kings Rd KINGLAKE WEST 3757 (REI/VG)

Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 07/05/2022

Property Type: House

Land Size: 19645 sqm approx



30 Ryan Rd KINGLAKE WEST 3757 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 02/02/2022

Property Type: House

Land Size: 19878 sqm approx