

# 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

30 Ward Street, Kinglake Vic 3763

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$320,000

### Median sale price

Median price \$680,000 Property Type House Suburb Kinglake

Period - From 01/07/2020 to 30/06/2021 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	3 Morris Ct KINGLAKE 3763	\$360,000	15/12/2020
2	40 Grandview Cr KINGLAKE CENTRAL 3757	\$315,000	29/05/2020
3	222 Kinglake Glenburn Rd KINGLAKE 3763	\$300,000	10/03/2020

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:

29/07/2021 17:00

30 Ward Street, Kinglake Vic 3763

William Verhagen

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**Property Type:** Land (Res)  
**Land Size:** 1300 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$300,000 - \$320,000

**Median House Price**

Year ending June 2021: \$680,000

## Comparable Properties

**3 Morris Ct KINGLAKE 3763 (REI/VG)**

**Agent Comments**



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 15/12/2020  
**Property Type:** Land  
**Land Size:** 4901 sqm approx



**40 Grandview Cr KINGLAKE CENTRAL 3757 (VG)**

**Agent Comments**



**Price:** \$315,000  
**Method:** Sale  
**Date:** 29/05/2020  
**Property Type:** Land  
**Land Size:** 2408 sqm approx

**222 Kinglake Glenburn Rd KINGLAKE 3763 (VG)**

**Agent Comments**



**Price:** \$300,000  
**Method:** Sale  
**Date:** 10/03/2020  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 4573 sqm approx

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