

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

4 Windana Court, Kinglake West Vic 3757

Indicative selling price

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

Range between

\$880,000

&

\$930,000

Median sale price

Median price

\$962,500

Property Type

House

Suburb

Kinglake West

Period - From

01/10/2022

to

30/09/2023

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	42 Plover Way KINGLAKE WEST 3757	\$920,000	03/03/2023
2	10 Pine Ridge Rd KINGLAKE WEST 3757	\$910,000	07/10/2023
3	55 Marks Rd KINGLAKE WEST 3757	\$905,000	18/11/2022

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:

08/11/2023 18:30



Property Type: Land

Land Size: 4054 sqm approx

Agent Comments

Comparable Properties



42 Plover Way KINGLAKE WEST 3757 (REI/VG)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 03/03/2023

Property Type: House

Land Size: 21495 sqm approx



10 Pine Ridge Rd KINGLAKE WEST 3757 (REI) **Agent Comments**



Price: \$910,000

Method: Private Sale

Date: 07/10/2023

Property Type: House

Land Size: 1710 sqm approx



55 Marks Rd KINGLAKE WEST 3757 (REI/VG) **Agent Comments**



Price: \$905,000

Method: Private Sale

Date: 18/11/2022

Property Type: House

Land Size: 4101 sqm approx