

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Fairview Road, Kinglake Vic 3763

Indicative selling price

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

Single price

\$100,000

Median sale price

Median price

\$432,500

Property Type

Vacant land

Suburb

Kinglake

Period - From

23/05/2022

to

22/05/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six 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	10 Fairview Rd KINGLAKE 3763	\$95,000	20/12/2022
2			
3			

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/05/2023 12:12

11 Fairview Road, Kinglake Vic 3763

Integrity

Robert Verhagen

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Indicative Selling Price

\$100,000

Median Land Price

23/05/2022 - 22/05/2023: \$432,500



Property Type: Land

Land Size: 2878 sqm approx

Agent Comments

Comparable Properties

10 Fairview Rd KINGLAKE 3763 (VG)

Agent Comments



Price: \$95,000

Method: Sale

Date: 20/12/2022

Property Type: Land

Land Size: 1311 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



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