

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

25 Recreation Road Kinglake West 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

Land not avail

\*House

\*Unit

Suburb  
or locality

Kinglake West

Period - From

to

Source

RP Data

### 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
4 Alexander Court Kinglake West 3757	\$285,000	15/2/2017
1230 Whittlesea Kinglake Road Kinglake West 3757	\$330,000	27/2/2017
1274 Whittlesea Yea Road Kinglake West 3757	\$320,000	29/4/2016

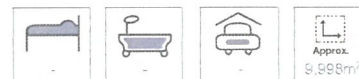
OR

**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.

## ► SOLD PROPERTIES

### 4 Alexander Court Kinglake West VIC 3757

Sold Price: \$285,000  
 Sold Date: 15 Feb 2017  
 Category: Land  
 Lot Plan: 2/PS516981 KINGLAKE WEST VIC

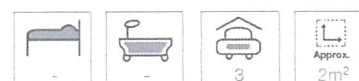


Distance: 1.32km



### 1230 Whittlesea-Kinglake Road Kinglake West VIC 3757

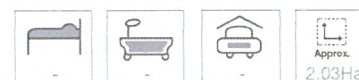
Sold Price: \$330,000  
 Sold Date: 27 Feb 2017  
 Category: Land  
 Lot Plan: 1/PS630072 KINGLAKE WEST VIC



Distance: 1.72km

### 1274 Whittlesea-Yea Road Kinglake West VIC 3757

Sold Price: \$320,000  
 Sold Date: 29 Apr 2016  
 Category: Land: Rural Acreage  
 Lot Plan: 7/PS630072 KINGLAKE WEST VIC



Distance: 2.03km