

# 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

11 The Ridge, Kinglake VIC 3763

### Indicative selling price

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

Single Price \$225,000

### Median sale price

Median price \$725,000

Property type Vacant Land

Suburb Kinglake

Period - From 30/09/18

to

30/09/19

Source Property Data Online

### Comparable property sales

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
Lot 10, 121 Kinglake-Glenburn Road, Kinglake VIC 3763	\$250,000	06/05/19
Lot 11, 121 Kinglake-Glenburn Road, Kinglake VIC 3763	\$240,000	04/04/19
23 McMahons Road, Kinglake VIC 3763	\$215,000	02/09/18

This Statement of Information was prepared on: 07/01/2020